

Balance Sheet

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	50,321.13
Savings/Reserve Account	35,517.39
Total Cash	85,838.52
TOTAL ASSETS	85,838.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,050.00
Total Liabilities	4,050.00
Capital	
Retained Earnings	1,010.00
Calculated Retained Earnings	24,543.37
Calculated Prior Years Retained Earnings	56,235.15
Total Capital	81,788.52
TOTAL LIABILITIES & CAPITAL	85,838.52

Income Statement

Welch Randall

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Nov 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	13,430.00	100.00	143,195.31	93.86
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	9,100.00	5.96
Fine & Violation	0.00	0.00	50.00	0.03
Late Fee	0.00	0.00	225.00	0.15
Total Operating Income	13,430.00	100.00	152,570.31	100.00
Expense				
Hawk Haven HOA Expense				
HKH- Insurance	2,020.63	15.05	21,637.65	14.18
HKH- Garbage	1,154.15	8.59	11,823.07	7.75
HKH- Gas Service	7.05	0.05	77.55	0.05
HKH- Pump Maintenance	0.00	0.00	0.00	0.00
HKH- Legal Fees	0.00	0.00	503.00	0.33
HKH- Supplies	848.94	6.32	926.94	0.61
HKH- Sewer/Storm Drain	5,450.73	40.59	34,613.73	22.69
HKH- Landscape	0.00	0.00	43,675.00	28.63
HKH- Common Electricity	215.73	1.61	1,933.30	1.27
HKH- Property Maintenance	1,278.02	9.52	1,731.81	1.14
HKH - Alarm System	0.00	0.00	520.56	0.34
Total Hawk Haven HOA Expense	10,975.25	81.72	117,442.61	76.98
Property Management				
Management Fee	1,020.00	7.59	10,590.00	6.94
Total Property Management	1,020.00	7.59	10,590.00	6.94
Total Operating Expense	11,995.25	89.32	128,032.61	83.92
NOI - Net Operating Income	1,434.75	10.68	24,537.70	16.08
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.58	0.00	5.67	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	0.58	0.00	5.67	0.00
Net Other Income	0.58	0.00	5.67	0.00
Total Income	13,430.58	100.00	152,575.98	100.00
Total Expense	11,995.25	89.32	128,032.61	83.92
Net Income	1,435.33	10.69	24,543.37	16.09