

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	60,620.90
Savings/Reserve Account	39,650.21
Total Cash	100,271.11
TOTAL ASSETS	100,271.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,645.00
Total Liabilities	3,645.00
Capital	
Retained Earnings	1,010.00
Calculated Retained Earnings	9,481.02
Calculated Prior Years Retained Earnings	86,135.09
Total Capital	96,626.11
TOTAL LIABILITIES & CAPITAL	100,271.11

Income Statement

Welch Randall

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

As of: Feb 2024

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	13,772.49	100.00	27,712.49	99.75
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	20.00	0.07
Late Fee	0.00	0.00	50.00	0.18
Total Operating Income	13,772.49	100.00	27,782.49	100.00
Expense				
Hawk Haven HOA Expense				
HKH- Insurance	0.00	0.00	2,020.63	7.27
HKH- Garbage	1,149.34	8.35	2,317.37	8.34
HKH- Gas Service	14.31	0.10	21.36	0.08
HKH- Legal Fees	798.50	5.80	798.50	2.87
HKH- Supplies	87.75	0.64	87.75	0.32
HKH- Sewer/Storm Drain	3,672.00	26.66	7,344.00	26.43
HKH- Common Electricity	200.76	1.46	403.12	1.45
HKH- Snow Removal	0.00	0.00	3,270.00	11.77
Total Hawk Haven HOA Expense	5,922.66	43.00	16,262.73	58.54
Property Management				
Management Fee	1,020.00	7.41	2,040.00	7.34
Total Property Management	1,020.00	7.41	2,040.00	7.34
Total Operating Expense	6,942.66	50.41	18,302.73	65.88
NOI - Net Operating Income	6,829.83	49.59	9,479.76	34.12
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.60	0.00	1.26	0.00
Total Other Income	0.60	0.00	1.26	0.00
Net Other Income	0.60	0.00	1.26	0.00
Total Income	13,773.09	100.00	27,783.75	100.00
Total Expense	6,942.66	50.41	18,302.73	65.88

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>6,830.43</u>	<u>49.59</u>	<u>9,481.02</u>	<u>34.13</u>