

**Balance Sheet**

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

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	4,265.95
Savings/Reserve Account	4,355.32
<b>Total Cash</b>	<b>8,621.27</b>
<b>TOTAL ASSETS</b>	<b>8,621.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,085.00
<b>Total Liabilities</b>	<b>2,085.00</b>
<b>Capital</b>	
Retained Earnings	1,010.00
Calculated Retained Earnings	5,526.27
<b>Total Capital</b>	<b>6,536.27</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>8,621.27</b>

# Income Statement

Welch Randall

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

As of: Dec 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	3,478.63	71.33	17,231.07	66.32
HOA Reinvestment Fee / Transfer Fee	1,400.00	28.71	8,750.00	33.68
Interest Income	-2.02	-0.04	-0.52	0.00
<b>Total Operating Income</b>	<b>4,876.61</b>	<b>100.00</b>	<b>25,980.55</b>	<b>100.00</b>
<b>Expense</b>				
<b>Hawk Haven HOA Expense</b>				
HKH- Insurance	133.48	2.74	2,903.58	11.18
HKH- Garbage	224.25	4.60	1,115.77	4.29
HKH- Gas Service	7.05	0.14	162.04	0.62
HKH- Pump Maintenance	162.00	3.32	5,325.55	20.50
HKH- Legal Fees	0.00	0.00	79.50	0.31
HKH- Supplies	0.00	0.00	2.00	0.01
HKH- Sewer/Storm Drain	0.00	0.00	7,781.10	29.95
HKH- Landscape	0.00	0.00	1,165.00	4.48
HKH- Common Electricity	22.31	0.46	87.88	0.34
HKH- Property Maintenance	787.18	16.14	787.18	3.03
<b>Total Hawk Haven HOA Expense</b>	<b>1,336.27</b>	<b>27.40</b>	<b>19,409.60</b>	<b>74.71</b>
<b>Property Management</b>				
Management Fee	50.00	1.03	450.00	1.73
<b>Total Property Management</b>	<b>50.00</b>	<b>1.03</b>	<b>450.00</b>	<b>1.73</b>
Start Up Fee Expense	0.00	0.00	595.00	2.29
<b>Total Operating Expense</b>	<b>1,386.27</b>	<b>28.43</b>	<b>20,454.60</b>	<b>78.73</b>
<b>NOI - Net Operating Income</b>	<b>3,490.34</b>	<b>71.57</b>	<b>5,525.95</b>	<b>21.27</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.06	0.00	0.32	0.00
<b>Total Other Income</b>	<b>0.06</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.06</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	4,876.67	100.00	25,980.87	100.00
Total Expense	1,386.27	28.43	20,454.60	78.73
Net Income	<u>3,490.40</u>	<u>71.57</u>	<u>5,526.27</u>	<u>21.27</u>