

Balance Sheet

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 02/28/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,399.15
Savings/Reserve Account	21,887.19
Total Cash	29,286.34
TOTAL ASSETS	29,286.34
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,639.00
Total Liabilities	7,639.00
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	4,813.20
Calculated Prior Years Retained Earnings	-24,405.30
Total Capital	21,647.34
TOTAL LIABILITIES & CAPITAL	29,286.34

Income Statement

Welch Randall

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Feb 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	18,490.00	99.60	36,010.00	97.57
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	762.50	2.07
Fine & Violation	0.00	0.00	0.00	0.00
Late Fee	75.00	0.40	135.00	0.37
Total Operating Income	18,565.00	100.00	36,907.50	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,942.71	48.17	18,143.72	49.16
GHK - Insurance	-366.04	-1.97	-366.04	-0.99
GHK- Snow Removal	3,227.20	17.38	3,227.20	8.74
GHK- Landscape Maintenance	2,686.00	14.47	7,408.00	20.07
GHK - Professional Fees	167.00	0.90	167.00	0.45
GHK- Property Maintenance	250.00	1.35	4,460.00	12.08
Total Greyhawk HOA Expenses	14,906.87	80.30	33,039.88	89.52
Property Management				
Management Fee	1,280.00	6.89	2,560.00	6.94
Total Property Management	1,280.00	6.89	2,560.00	6.94
Total Operating Expense	16,186.87	87.19	35,599.88	96.46
NOI - Net Operating Income	2,378.13	12.81	1,307.62	3.54
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	3,505.00	9.50
Interest on Bank Accounts	0.30	0.00	0.58	0.00
Total Other Income	0.30	0.00	3,505.58	9.50
Net Other Income	0.30	0.00	3,505.58	9.50
Total Income	18,565.30	100.00	40,413.08	109.50
Total Expense	16,186.87	87.19	35,599.88	96.46
Net Income	2,378.43	12.81	4,813.20	13.04