

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	81,463.80
Savings/Reserve Account	172,066.89
<b>Total Cash</b>	<b>253,530.69</b>
<b>TOTAL ASSETS</b>	<b>253,530.69</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	13,214.58
<b>Total Liabilities</b>	<b>13,214.58</b>
<b>Capital</b>	
Retained Earnings	41,239.44
Calculated Retained Earnings	14,082.31
Calculated Prior Years Retained Earnings	184,994.36
<b>Total Capital</b>	<b>240,316.11</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>253,530.69</b>

## Income Statement

Welch Randall

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: Feb 2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	26,719.05	100.00	53,063.87	97.92
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,012.50	1.87
Fine & Violation	0.00	0.00	0.00	0.00
Parking Fine	0.00	0.00	100.00	0.18
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	15.00	0.03
<b>Total Operating Income</b>	<b>26,719.05</b>	<b>100.00</b>	<b>54,191.37</b>	<b>100.00</b>
<b>Expense</b>				
<b>Greyhawk HOA Expenses</b>				
GHK - Water	9,177.85	34.35	18,367.50	33.89
GHK - Insurance	3,239.37	12.12	6,494.30	11.98
GHK- Snow Removal	1,104.60	4.13	10,267.00	18.95
GHK- Legal Services	0.00	0.00	0.00	0.00
GHK- Landscape Maintenance	0.00	0.00	0.00	0.00
GHK - Professional Fees	0.00	0.00	125.62	0.23
GHK- Property Maintenance	0.00	0.00	2,110.00	3.89
<b>Total Greyhawk HOA Expenses</b>	<b>13,521.82</b>	<b>50.61</b>	<b>37,364.42</b>	<b>68.95</b>
<b>Property Management</b>				
Management Fee	1,375.00	5.15	2,750.00	5.07
<b>Total Property Management</b>	<b>1,375.00</b>	<b>5.15</b>	<b>2,750.00</b>	<b>5.07</b>
<b>Total Operating Expense</b>	<b>14,896.82</b>	<b>55.75</b>	<b>40,114.42</b>	<b>74.02</b>
<b>NOI - Net Operating Income</b>	<b>11,822.23</b>	<b>44.25</b>	<b>14,076.95</b>	<b>25.98</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	2.57	0.01	5.36	0.01
<b>Total Other Income</b>	<b>2.57</b>	<b>0.01</b>	<b>5.36</b>	<b>0.01</b>
<b>Net Other Income</b>	<b>2.57</b>	<b>0.01</b>	<b>5.36</b>	<b>0.01</b>
<b>Total Income</b>	<b>26,721.62</b>	<b>100.01</b>	<b>54,196.73</b>	<b>100.01</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	14,896.82	55.75	40,114.42	74.02
Net Income	11,824.80	44.26	14,082.31	25.99