

## Balance Sheet

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

As of: 04/30/2023

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	20,655.86
Savings/Reserve Account	72,053.55
<b>Total Cash</b>	<b>92,709.41</b>
<b>TOTAL ASSETS</b>	<b>92,709.41</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,789.00
<b>Total Liabilities</b>	<b>9,789.00</b>
<b>Capital</b>	
Retained Earnings	41,239.44
Calculated Retained Earnings	15,001.95
Calculated Prior Years Retained Earnings	26,679.02
<b>Total Capital</b>	<b>82,920.41</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>92,709.41</b>

# Income Statement

## Welch Randall

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

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	23,939.14	97.89	96,953.14	98.54
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	874.75	0.89
Fine & Violation	500.00	2.04	500.00	0.51
Late Fee	15.00	0.06	60.00	0.06
<b>Total Operating Income</b>	<b>24,454.14</b>	<b>100.00</b>	<b>98,387.89</b>	<b>100.00</b>
<b>Expense</b>				
<b>Greyhawk HOA Expenses</b>				
GHK - Water	8,378.71	34.26	33,920.76	34.48
GHK - Insurance	2,661.43	10.88	13,495.42	13.72
GHK- Snow Removal	4,543.00	18.58	5,858.00	5.95
GHK- Legal Services	372.00	1.52	677.00	0.69
GHK- Landscape Maintenance	65.00	0.27	22,530.50	22.90
GHK - Professional Fees	0.00	0.00	391.25	0.40
GHK- Property Maintenance	712.30	2.91	1,397.30	1.42
<b>Total Greyhawk HOA Expenses</b>	<b>16,732.44</b>	<b>68.42</b>	<b>78,270.23</b>	<b>79.55</b>
<b>Property Management</b>				
Management Fee	1,280.00	5.23	5,120.00	5.20
<b>Total Property Management</b>	<b>1,280.00</b>	<b>5.23</b>	<b>5,120.00</b>	<b>5.20</b>
<b>Total Operating Expense</b>	<b>18,012.44</b>	<b>73.66</b>	<b>83,390.23</b>	<b>84.76</b>
<b>NOI - Net Operating Income</b>	<b>6,441.70</b>	<b>26.34</b>	<b>14,997.66</b>	<b>15.24</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.07	0.00	4.29	0.00
<b>Total Other Income</b>	<b>1.07</b>	<b>0.00</b>	<b>4.29</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>1.07</b>	<b>0.00</b>	<b>4.29</b>	<b>0.00</b>
Total Income	24,455.21	100.00	98,392.18	100.00
Total Expense	18,012.44	73.66	83,390.23	84.76

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>6,442.77</u>	<u>26.35</u>	<u>15,001.95</u>	<u>15.25</u>