

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	32,600.00
Savings/Reserve Account	74,448.75
Total Cash	107,048.75
TOTAL ASSETS	107,048.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,358.14
Total Liabilities	11,358.14
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	27,772.15
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	95,690.61
TOTAL LIABILITIES & CAPITAL	107,048.75

Income Statement

Welch Randall

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

As of: May 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
Operating Income & Expense				
Income				
Association Dues	24,095.86	100.00	121,049.00	98.83
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	874.75	0.71
Fine & Violation	0.00	0.00	500.00	0.41
Late Fee	0.00	0.00	60.00	0.05
Total Operating Income	24,095.86	100.00	122,483.75	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,525.03	35.38	42,445.79	34.65
GHK - Insurance	2,661.43	11.05	16,156.85	13.19
GHK- Snow Removal	0.00	0.00	5,858.00	4.78
GHK- Legal Services	0.00	0.00	677.00	0.55
GHK- Landscape Maintenance	0.00	0.00	22,530.50	18.39
GHK - Professional Fees	0.00	0.00	391.25	0.32
GHK- Property Maintenance	0.00	0.00	1,397.30	1.14
Total Greyhawk HOA Expenses	11,186.46	46.42	89,456.69	73.04
Property Management				
Management Fee	1,280.00	5.31	6,400.00	5.23
Total Property Management	1,280.00	5.31	6,400.00	5.23
Total Operating Expense	12,466.46	51.74	95,856.69	78.26
NOI - Net Operating Income	11,629.40	48.26	26,627.06	21.74
Other Income & Expense				
Other Income				
Insurance Income (Other)	1,139.51	4.73	1,139.51	0.93
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.29	0.01	5.58	0.00
Total Other Income	1,140.80	4.73	1,145.09	0.93
Net Other Income	1,140.80	4.73	1,145.09	0.93

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	25,236.66	104.73	123,628.84	100.93
Total Expense	12,466.46	51.74	95,856.69	78.26
Net Income	<u>12,770.20</u>	<u>53.00</u>	<u>27,772.15</u>	<u>22.67</u>