

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	44,401.60
Savings/Reserve Account	76,859.46
Total Cash	121,261.06
TOTAL ASSETS	121,261.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,133.14
Total Liabilities	13,133.14
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	40,209.46
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	108,127.92
TOTAL LIABILITIES & CAPITAL	121,261.06

Income Statement

Welch Randall

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

As of: Jun 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	25,122.32	96.41	146,301.32	98.41
HOA Reinvestment Fee / Transfer Fee	874.75	3.36	1,749.50	1.18
Fine & Violation	0.00	0.00	500.00	0.34
Late Fee	60.00	0.23	120.00	0.08
Total Operating Income	26,057.07	100.00	148,670.82	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,359.83	32.08	50,805.62	34.17
GHK - Insurance	3,800.94	14.59	19,957.79	13.42
GHK- Snow Removal	0.00	0.00	5,858.00	3.94
GHK- Legal Services	60.00	0.23	737.00	0.50
GHK- Landscape Maintenance	0.00	0.00	22,530.50	15.15
GHK - Professional Fees	103.00	0.40	494.25	0.33
GHK- Property Maintenance	52.20	0.20	1,449.50	0.97
Total Greyhawk HOA Expenses	12,375.97	47.50	101,832.66	68.50
Property Management				
Management Fee	1,375.00	5.28	7,775.00	5.23
Total Property Management	1,375.00	5.28	7,775.00	5.23
Total Operating Expense	13,750.97	52.77	109,607.66	73.73
NOI - Net Operating Income	12,306.10	47.23	39,063.16	26.27
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.77
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.21	0.00	6.79	0.00
Total Other Income	1.21	0.00	1,146.30	0.77
Net Other Income	1.21	0.00	1,146.30	0.77

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	26,058.28	100.00	149,817.12	100.77
Total Expense	13,750.97	52.77	109,607.66	73.73
Net Income	<u>12,307.31</u>	<u>47.23</u>	<u>40,209.46</u>	<u>27.05</u>