Balance Sheet

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 09/30/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	79,815.13
Savings/Reserve Account	75,571.19
Total Cash	**155,386.32**
TOTAL ASSETS	**155,386.32**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,695.00
Total Liabilities	**4,695.00**
Capital	
Retained Earnings	1,010.00
Calculated Retained Earnings	21,190.08
Calculated Prior Years Retained Earnings	128,491.24
Total Capital	**150,691.32**
TOTAL LIABILITIES & CAPITAL	**155,386.32**

Income Statement

Welch Randall

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Sep 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
Operating Income & Expense				
Income				
Association Dues	14,060.00	100.00	127,591.28	96.08
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,000.00	3.01
Fine & Violation	0.00	0.00	800.00	0.60
Interest Income	0.00	0.00	10.13	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	400.00	0.30
Total Operating Income	**14,060.00**	**100.00**	**132,801.41**	**100.00**
Expense				
Hawk Haven HOA Expense				
HKH- Insurance	2,351.58	16.73	19,906.14	14.99
HKH- Garbage	1,232.04	8.76	10,889.17	8.20
HKH- Gas Service	7.05	0.05	63.59	0.05
HKH- Pump Maintenance	0.00	0.00	11,397.80	8.58
HKH- Legal Fees	721.67	5.13	2,029.67	1.53
HKH- Supplies	6.25	0.04	217.75	0.16
HKH- Sewer/Storm Drain	3,672.00	26.12	33,053.00	24.89
HKH- Landscape	1,600.00	11.38	18,975.00	14.29
HKH- Common Electricity	241.87	1.72	1,809.13	1.36
HKH- Property Maintenance	197.64	1.41	3,523.14	2.65
HKH - Alarm System	0.00	0.00	576.60	0.43
HKH- Snow Removal	0.00	0.00	0.00	0.00
Total Hawk Haven HOA Expense	**10,030.10**	**71.34**	**102,440.99**	**77.14**
Property Management				
Management Fee	1,020.00	7.25	9,180.00	6.91
Total Property Management	**1,020.00**	**7.25**	**9,180.00**	**6.91**
Total Operating Expense	**11,050.10**	**78.59**	**111,620.99**	**84.05**
NOI - Net Operating Income	**3,009.90**	**21.41**	**21,180.42**	**15.95**
Other Income & Expense				
Other Income				
Interest on Bank	1.27	0.01	9.66	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	1.27	0.01	9.66	0.01
Net Other Income	1.27	0.01	9.66	0.01
Total Income	14,061.27	100.01	132,811.07	100.01
Total Expense	11,050.10	78.59	111,620.99	84.05
Net Income	3,011.17	21.42	21,190.08	15.96