

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	47,357.27
Savings/Reserve Account	122,750.18
Total Cash	170,107.45
TOTAL ASSETS	170,107.45
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,028.14
Total Liabilities	12,028.14
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	90,160.85
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	158,079.31
TOTAL LIABILITIES & CAPITAL	170,107.45

Income Statement

Welch Randall

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

As of: Jul 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	23,630.00	88.99	170,086.32	96.98
HOA Reinvestment Fee / Transfer Fee	2,855.00	10.75	4,604.50	2.63
Fine & Violation	70.00	0.26	570.00	0.33
Late Fee	0.00	0.00	120.00	0.07
Total Operating Income	26,555.00	100.00	175,380.82	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	-34,440.19	-129.69	16,365.43	9.33
GHK - Insurance	2,661.43	10.02	22,619.22	12.90
GHK- Snow Removal	0.00	0.00	5,858.00	3.34
GHK- Legal Services	0.00	0.00	737.00	0.42
GHK- Landscape Maintenance	7,153.69	26.94	29,684.19	16.93
GHK - Professional Fees	10.00	0.04	504.25	0.29
GHK- Property Maintenance	0.00	0.00	1,449.50	0.83
Total Greyhawk HOA Expenses	-24,615.07	-92.69	77,217.59	44.03
Property Management				
Management Fee	1,375.00	5.18	9,150.00	5.22
Total Property Management	1,375.00	5.18	9,150.00	5.22
Total Operating Expense	-23,240.07	-87.52	86,367.59	49.25
NOI - Net Operating Income	49,795.07	187.52	89,013.23	50.75
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.65
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.32	0.00	8.11	0.00
Total Other Income	1.32	0.00	1,147.62	0.65
Net Other Income	1.32	0.00	1,147.62	0.65

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	26,556.32	100.00	176,528.44	100.65
Total Expense	-23,240.07	-87.52	86,367.59	49.25
Net Income	<u>49,796.39</u>	<u>187.52</u>	<u>90,160.85</u>	<u>51.41</u>