

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	56,780.87
Savings/Reserve Account	125,115.25
Total Cash	181,896.12
TOTAL ASSETS	181,896.12
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,826.49
Total Liabilities	11,826.49
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	102,151.17
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	170,069.63
TOTAL LIABILITIES & CAPITAL	181,896.12

Income Statement

Welch Randall

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

As of: Aug 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	24,314.14	92.75	194,400.46	96.43
HOA Reinvestment Fee / Transfer Fee	1,825.00	6.96	6,429.50	3.19
Fine & Violation	30.00	0.11	600.00	0.30
Late Fee	45.00	0.17	165.00	0.08
Total Operating Income	26,214.14	100.00	201,594.96	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,791.71	33.54	25,157.14	12.48
GHK - Insurance	2,661.43	10.15	25,280.65	12.54
GHK- Snow Removal	0.00	0.00	5,858.00	2.91
GHK- Legal Services	300.00	1.14	1,037.00	0.51
GHK- Asphalt Repairs	934.00	3.56	934.00	0.46
GHK- Landscape Maintenance	150.00	0.57	29,834.19	14.80
GHK - Professional Fees	13.75	0.05	518.00	0.26
GHK- Property Maintenance	0.00	0.00	1,449.50	0.72
Total Greyhawk HOA Expenses	12,850.89	49.02	90,068.48	44.68
Property Management				
Management Fee	1,375.00	5.25	10,525.00	5.22
Total Property Management	1,375.00	5.25	10,525.00	5.22
Total Operating Expense	14,225.89	54.27	100,593.48	49.90
NOI - Net Operating Income	11,988.25	45.73	101,001.48	50.10
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.57
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.07	0.01	10.18	0.01
Total Other Income	2.07	0.01	1,149.69	0.57

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	2.07	0.01	1,149.69	0.57
Total Income	26,216.21	100.01	202,744.65	100.57
Total Expense	14,225.89	54.27	100,593.48	49.90
Net Income	<u>11,990.32</u>	<u>45.74</u>	<u>102,151.17</u>	<u>50.67</u>