

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,393.07
Savings/Reserve Account	35,516.20
Total Cash	84,909.27
TOTAL ASSETS	84,909.27
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,580.00
Total Liabilities	4,580.00
Capital	
Retained Earnings	1,010.00
Calculated Retained Earnings	23,084.12
Calculated Prior Years Retained Earnings	56,235.15
Total Capital	80,329.27
TOTAL LIABILITIES & CAPITAL	84,909.27

Income Statement

Welch Randall

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

As of: Sep 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	13,565.00	100.00	116,060.31	92.54
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	9,100.00	7.26
Fine & Violation	0.00	0.00	50.00	0.04
Late Fee	0.00	0.00	200.00	0.16
Total Operating Income	13,565.00	100.00	125,410.31	100.00
Expense				
Hawk Haven HOA Expense				
HKH- Insurance	2,020.62	14.90	17,596.39	14.03
HKH- Garbage	1,062.37	7.83	9,441.61	7.53
HKH- Gas Service	7.05	0.05	63.45	0.05
HKH- Pump Maintenance	0.00	0.00	0.00	0.00
HKH- Legal Fees	0.00	0.00	503.00	0.40
HKH- Supplies	0.00	0.00	78.00	0.06
HKH- Sewer/Storm Drain	3,672.00	27.07	25,491.00	20.33
HKH- Landscape	5,967.00	43.99	38,098.00	30.38
HKH- Common Electricity	187.14	1.38	1,534.87	1.22
HKH- Property Maintenance	0.00	0.00	453.79	0.36
HKH - Alarm System	173.52	1.28	520.56	0.42
Total Hawk Haven HOA Expense	13,089.70	96.50	93,780.67	74.78
Property Management				
Management Fee	950.00	7.00	8,550.00	6.82
Total Property Management	950.00	7.00	8,550.00	6.82
Total Operating Expense	14,039.70	103.50	102,330.67	81.60
NOI - Net Operating Income	-474.70	-3.50	23,079.64	18.40
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.54	0.00	4.48	0.00

Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Total Other Income	0.54	0.00	4.48	0.00
Net Other Income	<u>0.54</u>	<u>0.00</u>	<u>4.48</u>	<u>0.00</u>
Total Income	13,565.54	100.00	125,414.79	100.00
Total Expense	14,039.70	103.50	102,330.67	81.60
Net Income	<u>-474.16</u>	<u>-3.50</u>	<u>23,084.12</u>	<u>18.41</u>