

Balance Sheet

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #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	43,405.56
Savings/Reserve Account	126,942.21
Total Cash	170,347.77
TOTAL ASSETS	170,347.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,620.63
Total Liabilities	11,620.63
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	90,808.68
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	158,727.14
TOTAL LIABILITIES & CAPITAL	170,347.77

Income Statement

Welch Randall

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #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	23,620.86	100.00	218,316.32	96.81
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,429.50	2.85
Fine & Violation	0.00	0.00	600.00	0.27
Late Fee	0.00	0.00	165.00	0.07
Total Operating Income	23,620.86	100.00	225,510.82	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,839.00	37.42	33,996.14	15.08
GHK - Insurance	2,661.43	11.27	27,942.08	12.39
GHK- Snow Removal	0.00	0.00	27,678.50	12.27
GHK- Legal Services	0.00	0.00	1,037.00	0.46
GHK- Asphalt Repairs	0.00	0.00	934.00	0.41
GHK- Landscape Maintenance	21,109.88	89.37	29,123.57	12.91
GHK - Professional Fees	0.00	0.00	518.00	0.23
GHK- Property Maintenance	1,275.00	5.40	2,724.50	1.21
Total Greyhawk HOA Expenses	33,885.31	143.46	123,953.79	54.97
Property Management				
Management Fee	1,375.00	5.82	11,900.00	5.28
Total Property Management	1,375.00	5.82	11,900.00	5.28
Total Operating Expense	35,260.31	149.28	135,853.79	60.24
NOI - Net Operating Income	-11,639.45	-49.28	89,657.03	39.76
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.51
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.96	0.01	12.14	0.01
Total Other Income	1.96	0.01	1,151.65	0.51

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>
Net Other Income	1.96	0.01	1,151.65	0.51
Total Income	23,622.82	100.01	226,662.47	100.51
Total Expense	35,260.31	149.28	135,853.79	60.24
Net Income	<u>-11,637.49</u>	<u>-49.27</u>	<u>90,808.68</u>	<u>40.27</u>