

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,291.38
Savings/Reserve Account	35,516.81
Total Cash	84,808.19
TOTAL ASSETS	84,808.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,455.00
Total Liabilities	4,455.00
Capital	
Retained Earnings	1,010.00
Calculated Retained Earnings	23,108.04
Calculated Prior Years Retained Earnings	56,235.15
Total Capital	80,353.19
TOTAL LIABILITIES & CAPITAL	84,808.19

Income Statement

Welch Randall

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

As of: Oct 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	13,705.00	99.82	129,765.31	93.26
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	9,100.00	6.54
Fine & Violation	0.00	0.00	50.00	0.04
Late Fee	25.00	0.18	225.00	0.16
Total Operating Income	13,730.00	100.00	139,140.31	100.00
Expense				
Hawk Haven HOA Expense				
HKH- Insurance	2,020.63	14.72	19,617.02	14.10
HKH- Garbage	1,227.31	8.94	10,668.92	7.67
HKH- Gas Service	7.05	0.05	70.50	0.05
HKH- Pump Maintenance	0.00	0.00	0.00	0.00
HKH- Legal Fees	0.00	0.00	503.00	0.36
HKH- Supplies	0.00	0.00	78.00	0.06
HKH- Sewer/Storm Drain	3,672.00	26.74	29,163.00	20.96
HKH- Landscape	5,577.00	40.62	43,675.00	31.39
HKH- Common Electricity	182.70	1.33	1,717.57	1.23
HKH- Property Maintenance	0.00	0.00	453.79	0.33
HKH - Alarm System	0.00	0.00	520.56	0.37
Total Hawk Haven HOA Expense	12,686.69	92.40	106,467.36	76.52
Property Management				
Management Fee	1,020.00	7.43	9,570.00	6.88
Total Property Management	1,020.00	7.43	9,570.00	6.88
Total Operating Expense	13,706.69	99.83	116,037.36	83.40
NOI - Net Operating Income	23.31	0.17	23,102.95	16.60
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.61	0.00	5.09	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	0.61	0.00	5.09	0.00
Net Other Income	0.61	0.00	5.09	0.00
Total Income	13,730.61	100.00	139,145.40	100.00
Total Expense	13,706.69	99.83	116,037.36	83.40
Net Income	23.92	0.17	23,108.04	16.61