

Balance Sheet

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #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	55,122.81
Savings/Reserve Account	129,306.48
Total Cash	184,429.29
TOTAL ASSETS	184,429.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,805.63
Total Liabilities	11,805.63
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	104,705.20
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	172,623.66
TOTAL LIABILITIES & CAPITAL	184,429.29

Income Statement

Welch Randall

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #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	24,846.86	92.94	243,163.18	96.40
HOA Reinvestment Fee / Transfer Fee	1,812.50	6.78	8,242.00	3.27
Fine & Violation	0.00	0.00	600.00	0.24
Late Fee	75.00	0.28	240.00	0.10
Total Operating Income	26,734.36	100.00	252,245.18	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,803.60	32.93	42,799.74	16.97
GHK - Insurance	2,661.43	9.96	30,603.51	12.13
GHK- Snow Removal	0.00	0.00	27,678.50	10.97
GHK- Legal Services	0.00	0.00	1,037.00	0.41
GHK- Asphalt Repairs	0.00	0.00	934.00	0.37
GHK- Landscape Maintenance	0.00	0.00	29,123.57	11.55
GHK - Professional Fees	0.00	0.00	518.00	0.21
GHK- Property Maintenance	0.00	0.00	2,724.50	1.08
Total Greyhawk HOA Expenses	11,465.03	42.88	135,418.82	53.69
Property Management				
Management Fee	1,375.00	5.14	13,275.00	5.26
Total Property Management	1,375.00	5.14	13,275.00	5.26
Total Operating Expense	12,840.03	48.03	148,693.82	58.95
NOI - Net Operating Income	13,894.33	51.97	103,551.36	41.05
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.45
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.19	0.01	14.33	0.01
Total Other Income	2.19	0.01	1,153.84	0.46

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	2.19	0.01	1,153.84	0.46
Total Income	26,736.55	100.01	253,399.02	100.46
Total Expense	12,840.03	48.03	148,693.82	58.95
Net Income	<u>13,896.52</u>	<u>51.98</u>	<u>104,705.20</u>	<u>41.51</u>