

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,000.58
Savings/Reserve Account	131,793.19
Total Cash	149,793.77
TOTAL ASSETS	149,793.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,740.79
Total Liabilities	11,740.79
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	70,134.52
Calculated Prior Years Retained Earnings	26,679.02
Total Capital	138,052.98
TOTAL LIABILITIES & CAPITAL	149,793.77

Income Statement

Welch Randall

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

As of: Nov 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	25,676.82	99.71	268,840.00	96.71
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	8,242.00	2.96
Fine & Violation	0.00	0.00	600.00	0.22
Late Fee	75.00	0.29	315.00	0.11
Total Operating Income	25,751.82	100.00	277,997.00	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	9,033.18	35.08	51,832.92	18.65
GHK - Insurance	2,661.43	10.33	33,264.94	11.97
GHK- Snow Removal	0.00	0.00	27,678.50	9.96
GHK- Legal Services	0.00	0.00	1,037.00	0.37
GHK- Asphalt Repairs	0.00	0.00	934.00	0.34
GHK- Landscape Maintenance	46,793.00	181.71	75,916.57	27.31
GHK - Professional Fees	0.00	0.00	518.00	0.19
GHK- Property Maintenance	462.00	1.79	3,186.50	1.15
Total Greyhawk HOA Expenses	58,949.61	228.91	194,368.43	69.92
Property Management				
Management Fee	1,375.00	5.34	14,650.00	5.27
Total Property Management	1,375.00	5.34	14,650.00	5.27
Total Operating Expense	60,324.61	234.25	209,018.43	75.19
NOI - Net Operating Income	-34,572.79	-134.25	68,978.57	24.81
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.41
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.11	0.01	16.44	0.01
Total Other Income	2.11	0.01	1,155.95	0.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	2.11	0.01	1,155.95	0.42
Total Income	25,753.93	100.01	279,152.95	100.42
Total Expense	60,324.61	234.25	209,018.43	75.19
Net Income	<u>-34,570.68</u>	<u>-134.25</u>	<u>70,134.52</u>	<u>25.23</u>