

## Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	54,057.09
Savings/Reserve Account	36,860.95
<b>Total Cash</b>	<b>90,918.04</b>
<b>TOTAL ASSETS</b>	<b>90,918.04</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,780.00
<b>Total Liabilities</b>	<b>3,780.00</b>
<b>Capital</b>	
Retained Earnings	1,010.00
Calculated Retained Earnings	29,892.89
Calculated Prior Years Retained Earnings	56,235.15
<b>Total Capital</b>	<b>87,138.04</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>90,918.04</b>

## Income Statement

Welch Randall

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

As of: Dec 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	13,940.00	99.64	157,135.31	94.34
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	9,100.00	5.46
Fine & Violation	0.00	0.00	50.00	0.03
Late Fee	50.00	0.36	275.00	0.17
<b>Total Operating Income</b>	<b>13,990.00</b>	<b>100.00</b>	<b>166,560.31</b>	<b>100.00</b>
<b>Expense</b>				
<b>Hawk Haven HOA Expense</b>				
HKH- Insurance	2,020.63	14.44	23,658.28	14.20
HKH- Garbage	1,135.12	8.11	12,958.19	7.78
HKH- Gas Service	7.05	0.05	84.60	0.05
HKH- Pump Maintenance	0.00	0.00	0.00	0.00
HKH- Legal Fees	0.00	0.00	503.00	0.30
HKH- Supplies	0.00	0.00	78.00	0.05
HKH- Sewer/Storm Drain	3,672.00	26.25	38,285.73	22.99
HKH- Landscape	0.00	0.00	39,475.00	23.70
HKH- Common Electricity	212.72	1.52	2,146.02	1.29
HKH- Property Maintenance	0.00	0.00	2,580.75	1.55
HKH - Alarm System	173.52	1.24	694.08	0.42
HKH- Snow Removal	400.00	2.86	4,600.00	2.76
<b>Total Hawk Haven HOA Expense</b>	<b>7,621.04</b>	<b>54.47</b>	<b>125,063.65</b>	<b>75.09</b>
<b>Property Management</b>				
Management Fee	1,020.00	7.29	11,610.00	6.97
<b>Total Property Management</b>	<b>1,020.00</b>	<b>7.29</b>	<b>11,610.00</b>	<b>6.97</b>
<b>Total Operating Expense</b>	<b>8,641.04</b>	<b>61.77</b>	<b>136,673.65</b>	<b>82.06</b>
<b>NOI - Net Operating Income</b>	<b>5,348.96</b>	<b>38.23</b>	<b>29,886.66</b>	<b>17.94</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank	0.56	0.00	6.23	0.00

**Income Statement**

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
<b>Total Other Income</b>	<u>0.56</u>	<u>0.00</u>	<u>6.23</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.56</u>	<u>0.00</u>	<u>6.23</u>	<u>0.00</u>
Total Income	13,990.56	100.00	166,566.54	100.00
Total Expense	8,641.04	61.77	136,673.65	82.06
<b>Net Income</b>	<u><u>5,349.52</u></u>	<u><u>38.24</u></u>	<u><u>29,892.89</u></u>	<u><u>17.95</u></u>