

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,028.03
Savings/Reserve Account	134,362.87
Total Cash	159,390.90
TOTAL ASSETS	159,390.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,255.70
Total Liabilities	12,255.70
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	79,036.74
Calculated Prior Years Retained Earnings	26,859.02
Total Capital	147,135.20
TOTAL LIABILITIES & CAPITAL	159,390.90

Income Statement

Welch Randall

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #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
Operating Income & Expense				
Income				
Association Dues	24,685.09	99.14	293,525.09	96.91
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	8,242.00	2.72
Fine & Violation	200.00	0.80	800.00	0.26
Late Fee	15.00	0.06	330.00	0.11
Total Operating Income	24,900.09	100.00	302,897.09	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,973.52	36.04	60,806.44	20.07
GHK - Insurance	2,661.43	10.69	35,926.37	11.86
GHK- Snow Removal	0.00	0.00	27,678.50	9.14
GHK- Legal Services	0.00	0.00	1,037.00	0.34
GHK- Asphalt Repairs	0.00	0.00	934.00	0.31
GHK- Landscape Maintenance	2,990.00	12.01	78,906.57	26.05
GHK - Professional Fees	0.00	0.00	518.00	0.17
GHK- Property Maintenance	0.00	0.00	3,186.50	1.05
Total Greyhawk HOA Expenses	14,624.95	58.73	208,993.38	69.00
Property Management				
Management Fee	1,375.00	5.52	16,025.00	5.29
Total Property Management	1,375.00	5.52	16,025.00	5.29
Total Operating Expense	15,999.95	64.26	225,018.38	74.29
NOI - Net Operating Income	8,900.14	35.74	77,878.71	25.71
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,139.51	0.38
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.08	0.01	18.52	0.01
Total Other Income	2.08	0.01	1,158.03	0.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	2.08	0.01	1,158.03	0.38
Total Income	24,902.17	100.01	304,055.12	100.38
Total Expense	15,999.95	64.26	225,018.38	74.29
Net Income	<u>8,902.22</u>	<u>35.75</u>	<u>79,036.74</u>	<u>26.09</u>