

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	37,220.30
Savings/Reserve Account	139,533.32
Total Cash	176,753.62
TOTAL ASSETS	176,753.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,191.56
Total Liabilities	10,191.56
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	19,266.86
Calculated Prior Years Retained Earnings	106,055.76
Total Capital	166,562.06
TOTAL LIABILITIES & CAPITAL	176,753.62

Income Statement

Welch Randall

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: Feb 2024

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	27,234.05	99.51	54,208.10	99.20
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	100.00	0.37	400.00	0.73
NSF Fees Collected	20.00	0.07	20.00	0.04
Late Fee	15.00	0.05	15.00	0.03
Total Operating Income	27,369.05	100.00	54,643.10	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	9,069.86	33.14	18,227.04	33.36
GHK - Insurance	2,824.37	10.32	5,662.30	10.36
GHK- Snow Removal	2,966.00	10.84	2,966.00	5.43
GHK- Legal Services	990.00	3.62	990.00	1.81
GHK- Landscape Maintenance	4,034.50	14.74	4,034.50	7.38
GHK - Professional Fees	0.00	0.00	0.00	0.00
GHK- Property Maintenance	750.95	2.74	750.95	1.37
Total Greyhawk HOA Expenses	20,635.68	75.40	32,630.79	59.72
Property Management				
Management Fee	1,375.00	5.02	2,750.00	5.03
Total Property Management	1,375.00	5.02	2,750.00	5.03
Total Operating Expense	22,010.68	80.42	35,380.79	64.75
NOI - Net Operating Income	5,358.37	19.58	19,262.31	35.25
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2.15	0.01	4.55	0.01
Total Other Income	2.15	0.01	4.55	0.01
Net Other Income	2.15	0.01	4.55	0.01
Total Income	27,371.20	100.01	54,647.65	100.01
Total Expense	22,010.68	80.42	35,380.79	64.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>5,360.52</u>	<u>19.59</u>	<u>19,266.86</u>	<u>35.26</u>