

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	43,968.07
Savings/Reserve Account	147,681.93
Total Cash	191,650.00
TOTAL ASSETS	191,650.00
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,301.74
Total Liabilities	13,301.74
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	30,904.92
Calculated Prior Years Retained Earnings	106,203.90
Total Capital	178,348.26
TOTAL LIABILITIES & CAPITAL	191,650.00

Income Statement

Welch Randall

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: May 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	26,725.18	99.59	135,076.93	98.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,037.50	1.48
Fine & Violation	100.00	0.37	500.00	0.36
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	10.77	0.04	60.00	0.04
Total Operating Income	26,835.95	100.00	137,694.43	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	8,861.69	33.02	45,318.62	32.91
GHK - Insurance	2,824.37	10.52	14,135.41	10.27
GHK- Snow Removal	0.00	0.00	12,804.00	9.30
GHK- Legal Services	0.00	0.00	1,368.00	0.99
GHK- Landscape Maintenance	5,816.25	21.67	21,202.69	15.40
GHK - Professional Fees	18.75	0.07	131.50	0.10
GHK- Property Maintenance	2,089.74	7.79	4,965.95	3.61
Total Greyhawk HOA Expenses	19,610.80	73.08	99,926.17	72.57
Property Management				
Management Fee	1,375.00	5.12	6,875.00	4.99
Total Property Management	1,375.00	5.12	6,875.00	4.99
Total Operating Expense	20,985.80	78.20	106,801.17	77.56
NOI - Net Operating Income	5,850.15	21.80	30,893.26	22.44
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.45	0.01	11.66	0.01
Total Other Income	2.45	0.01	11.66	0.01
Net Other Income	2.45	0.01	11.66	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	26,838.40	100.01	137,706.09	100.01
Total Expense	20,985.80	78.20	106,801.17	77.56
Net Income	<u>5,852.60</u>	<u>21.81</u>	<u>30,904.92</u>	<u>22.44</u>