

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		192,693.40
Savings/Reserve Account		222,061.78
Total Cash		414,755.18
TOTAL ASSETS		414,755.18
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		12,064.35
Total Liabilities		12,064.35
Capital		
Retained Earnings		41,239.44
Calculated Retained Earnings		68,916.26
Calculated Prior Years Retained Earnings		292,535.13
Total Capital		402,690.83
TOTAL LIABILITIES & CAPITAL		414,755.18

Income Statement

Welch Randall LLC

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: Aug 2026

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	27,971.23	97.06	228,020.52	99.11
HOA Reinvestment Fee / Transfer Fee	833.00	2.89	1,828.00	0.79
Fine & Violation	0.00	0.00	0.00	0.00
Parking Fine	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	15.00	0.05	195.00	0.08
Total Operating Income	28,819.23	100.00	230,063.52	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	10,163.31	35.27	80,226.67	34.87
GHK - Insurance	3,396.81	11.79	27,190.76	11.82
GHK- Snow Removal	0.00	0.00	8,054.60	3.50
GHK- Legal Services	0.00	0.00	2,698.00	1.17
GHK- Landscape Maintenance	6,075.00	21.08	29,934.00	13.01
GHK - Professional Fees	0.00	0.00	362.75	0.16
GHK- Property Maintenance	198.00	0.69	1,708.00	0.74
Total Greyhawk HOA Expenses	19,833.12	68.82	150,174.78	65.28
Property Management				
Management Fee	1,375.00	4.77	11,000.00	4.78
Total Property Management	1,375.00	4.77	11,000.00	4.78
Total Operating Expense	21,208.12	73.59	161,174.78	70.06
NOI - Net Operating Income	7,611.11	26.41	68,888.74	29.94
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3.67	0.01	27.52	0.01
Total Other Income	3.67	0.01	27.52	0.01
Net Other Income	3.67	0.01	27.52	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	28,822.90	100.01	230,091.04	100.01
Total Expense	21,208.12	73.59	161,174.78	70.06
Net Income	<u>7,614.78</u>	<u>26.42</u>	<u>68,916.26</u>	<u>29.96</u>