

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	187,745.92
Savings/Reserve Account	219,230.71
Total Cash	406,976.63
TOTAL ASSETS	406,976.63

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	11,900.58
Total Liabilities	11,900.58

Capital

Retained Earnings	41,239.44
Calculated Retained Earnings	61,301.48
Calculated Prior Years Retained Earnings	292,535.13
Total Capital	395,076.05
TOTAL LIABILITIES & CAPITAL	406,976.63

Income Statement

Welch Randall LLC

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: Jul 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	28,274.00	99.95	200,049.29	99.41
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	995.00	0.49
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	180.00	0.09
Total Operating Income	28,289.00	100.00	201,244.29	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	9,696.52	34.28	70,063.36	34.82
GHK - Insurance	3,396.81	12.01	23,793.95	11.82
GHK- Snow Removal	0.00	0.00	8,054.60	4.00
GHK- Legal Services	0.00	0.00	2,698.00	1.34
GHK- Landscape Maintenance	5,880.00	20.79	23,859.00	11.86
GHK - Professional Fees	0.00	0.00	362.75	0.18
GHK- Property Maintenance	825.00	2.92	1,510.00	0.75
Total Greyhawk HOA Expenses	19,798.33	69.99	130,341.66	64.77
Property Management				
Management Fee	1,375.00	4.86	9,625.00	4.78
Total Property Management	1,375.00	4.86	9,625.00	4.78
Total Operating Expense	21,173.33	74.85	139,966.66	69.55
NOI - Net Operating Income	7,115.67	25.15	61,277.63	30.45
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3.63	0.01	23.85	0.01
Total Other Income	3.63	0.01	23.85	0.01
Net Other Income	3.63	0.01	23.85	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	28,292.63	100.01	201,268.14	100.01
Total Expense	21,173.33	74.85	139,966.66	69.55
Net Income	<u>7,119.30</u>	<u>25.17</u>	<u>61,301.48</u>	<u>30.46</u>