

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	183,028.25
Savings/Reserve Account	216,398.08
Total Cash	399,426.33
TOTAL ASSETS	399,426.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,469.58
Total Liabilities	11,469.58
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	54,182.18
Calculated Prior Years Retained Earnings	292,535.13
Total Capital	387,956.75
TOTAL LIABILITIES & CAPITAL	399,426.33

Income Statement

Welch Randall LLC

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: Jun 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	28,290.29	99.95	171,775.29	99.32
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	995.00	0.58
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	165.00	0.10
Total Operating Income	28,305.29	100.00	172,955.29	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	9,930.16	35.08	60,366.84	34.90
GHK - Insurance	3,396.81	12.00	20,397.14	11.79
GHK- Snow Removal	0.00	0.00	8,054.60	4.66
GHK- Legal Services	0.00	0.00	2,698.00	1.56
GHK- Landscape Maintenance	5,880.00	20.77	17,979.00	10.40
GHK - Professional Fees	0.00	0.00	362.75	0.21
GHK- Property Maintenance	0.00	0.00	685.00	0.40
Total Greyhawk HOA Expenses	19,206.97	67.86	110,543.33	63.91
Property Management				
Management Fee	1,375.00	4.86	8,250.00	4.77
Total Property Management	1,375.00	4.86	8,250.00	4.77
Total Operating Expense	20,581.97	72.71	118,793.33	68.68
NOI - Net Operating Income	7,723.32	27.29	54,161.96	31.32
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3.69	0.01	20.22	0.01
Total Other Income	3.69	0.01	20.22	0.01
Net Other Income	3.69	0.01	20.22	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	28,308.98	100.01	172,975.51	100.01
Total Expense	20,581.97	72.71	118,793.33	68.68
Net Income	<u>7,727.01</u>	<u>27.30</u>	<u>54,182.18</u>	<u>31.33</u>