

# Balance Sheet

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	65,842.07
Savings/Reserve Account	42,407.94
<b>Total Cash</b>	<b>108,250.01</b>
<b>TOTAL ASSETS</b>	<b>108,250.01</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,590.00
<b>Total Liabilities</b>	<b>4,590.00</b>
<b>Capital</b>	
Retained Earnings	1,010.00
Calculated Retained Earnings	16,514.92
Calculated Prior Years Retained Earnings	86,135.09
<b>Total Capital</b>	<b>103,660.01</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>108,250.01</b>

# Income Statement

Welch Randall

Properties: Hawk Haven HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	13,795.00	94.88	55,300.00	98.55
HOA Reinvestment Fee / Transfer Fee	700.00	4.81	700.00	1.25
Fine & Violation	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	20.00	0.04
Late Fee	45.00	0.31	95.00	0.17
<b>Total Operating Income</b>	<b>14,540.00</b>	<b>100.00</b>	<b>56,115.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Hawk Haven HOA Expense</b>				
HKH- Insurance	0.00	0.00	7,013.13	12.50
HKH- Garbage	0.00	0.00	3,391.71	6.04
HKH- Gas Service	7.05	0.05	35.46	0.06
HKH- Legal Fees	768.00	5.28	1,566.50	2.79
HKH- Supplies	827.93	5.69	915.68	1.63
HKH- Sewer/Storm Drain	3,672.00	25.25	14,688.00	26.17
HKH- Landscape	1,450.00	9.97	1,450.00	2.58
HKH- Common Electricity	188.32	1.30	785.62	1.40
HKH- Property Maintenance	1,173.75	8.07	1,425.25	2.54
HKH - Alarm System	0.00	0.00	181.32	0.32
HKH- Snow Removal	0.00	0.00	4,070.00	7.25
<b>Total Hawk Haven HOA Expense</b>	<b>8,087.05</b>	<b>55.62</b>	<b>35,522.67</b>	<b>63.30</b>
<b>Property Management</b>				
Management Fee	1,020.00	7.02	4,080.00	7.27
<b>Total Property Management</b>	<b>1,020.00</b>	<b>7.02</b>	<b>4,080.00</b>	<b>7.27</b>
<b>Total Operating Expense</b>	<b>9,107.05</b>	<b>62.63</b>	<b>39,602.67</b>	<b>70.57</b>
<b>NOI - Net Operating Income</b>	<b>5,432.95</b>	<b>37.37</b>	<b>16,512.33</b>	<b>29.43</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.71	0.00	2.59	0.00
<b>Total Other Income</b>	<b>0.71</b>	<b>0.00</b>	<b>2.59</b>	<b>0.00</b>

## Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Net Other Income	0.71	0.00	2.59	0.00
Total Income	14,540.71	100.00	56,117.59	100.00
Total Expense	9,107.05	62.63	39,602.67	70.57
Net Income	<u>5,433.66</u>	<u>37.37</u>	<u>16,514.92</u>	<u>29.43</u>