

Balance Sheet

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	39,179.37
Savings/Reserve Account	144,972.78
Total Cash	184,152.15
TOTAL ASSETS	184,152.15
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,656.49
Total Liabilities	11,656.49
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	25,052.32
Calculated Prior Years Retained Earnings	106,203.90
Total Capital	172,495.66
TOTAL LIABILITIES & CAPITAL	184,152.15

Income Statement

Welch Randall

Properties: Greyhawk HOA - Whitetail Drive Layton, UT 84040

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
Operating Income & Expense				
Income				
Association Dues	27,066.68	92.89	108,348.90	97.74
HOA Reinvestment Fee / Transfer Fee	2,037.50	6.99	2,037.50	1.84
Fine & Violation	0.00	0.00	400.00	0.36
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	34.23	0.12	49.23	0.04
Total Operating Income	29,138.41	100.00	110,855.63	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	9,164.26	31.45	36,454.08	32.88
GHK - Insurance	2,824.37	9.69	11,311.04	10.20
GHK- Snow Removal	2,170.00	7.45	12,804.00	11.55
GHK- Legal Services	378.00	1.30	1,368.00	1.23
GHK- Landscape Maintenance	5,465.00	18.76	15,386.44	13.88
GHK - Professional Fees	0.00	0.00	112.75	0.10
GHK- Property Maintenance	2,125.26	7.29	2,876.21	2.59
Total Greyhawk HOA Expenses	22,126.89	75.94	80,312.52	72.45
Property Management				
Management Fee	1,375.00	4.72	5,500.00	4.96
Total Property Management	1,375.00	4.72	5,500.00	4.96
Total Operating Expense	23,501.89	80.66	85,812.52	77.41
NOI - Net Operating Income	5,636.52	19.34	25,043.11	22.59
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2.47	0.01	9.21	0.01
Total Other Income	2.47	0.01	9.21	0.01
Net Other Income	2.47	0.01	9.21	0.01
Total Income	29,140.88	100.01	110,864.84	100.01
Total Expense	23,501.89	80.66	85,812.52	77.41

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>5,638.99</u>	<u>19.35</u>	<u>25,052.32</u>	<u>22.60</u>