

Greyhound C1 HOA
Delwest Management Company
Balance Sheet

June 2023 - Accrual - Accounting Book: Default - Accounting Tree: Default

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Account	Balance
ASSETS	
Bank	
1000 Cash	
1086 C1 HOA - Operating	18,193.41
1091 C1 HOA - Reserves	12,711.54
1000 Total Cash	30,904.95
Total Bank	30,904.95
Accounts Receivable	
1100 Accounts & Notes Receivable	
1110 Adv. Receivable - Delwest Management	(12,146.34)
1115 Adv. Receivable - DDC	0.00
1116 Adv. Receivable - MHGP C1	0.00
1125 Adv. Receivable - GP Maint. Agreement	(5,360.97)
1130 Tenant Accounts Receivable	2,490.00
1100 Total Accounts & Notes Receivable	(15,017.31)
Total Accounts Receivable	(15,017.31)
Other Current Asset	
1200 Prepaid Expenses	
1251 Prepaid Insurance	3,710.24
1200 Total Prepaid Expenses	3,710.24
Total Other Current Asset	3,710.24
TOTAL ASSETS	19,597.88
LIABILITIES AND EQUITY	
LIABILITIES	
Other Current Liability	
2100 Accounts Payable & Accrued Liabilities	
2110 Accounts Payable	337.41
2160 Accrued Expenses	1,048.93
2170 Prepaid Rent	2,000.00
2100 Total Accounts Payable & Accrued Liabilities	3,386.34
Total Other Current Liability	3,386.34
TOTAL LIABILITIES	3,386.34
EQUITY	
3900 Retained Earnings	
3910 Prior Year Net Income	23,427.91
3900 Total Retained Earnings	23,427.91
Net Income	(7,216.37)
TOTAL EQUITY	16,211.54
TOTAL LIABILITIES AND EQUITY	19,597.88

The balance sheet may not balance due to rounding, unlisted general ledger accounts, or the close year process has not been completed.

Greyhound C1 HOA

Delwest Management Company

Profit and Loss Comparison

12/31/2022 & 6/30/2023 - Accrual - Accounting Book: Default - Accounting

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Account	Year To Date		
	Dec '22	Jun '23	Total
INCOME			
5900 Other Revenue			
5915 HOA Revenue			
5915.1 HOA Statement Fee	4,455.00	0.00	4,455.00
5915.2 HOA Transfer Fee	9,660.00	0.00	9,660.00
5915.3 HOA Dues	31,175.19	20,655.00	51,830.19
5915 Total HOA Revenue	45,290.19	20,655.00	65,945.19
5923 Late Fees	0.00	80.00	80.00
5900 Total Other Revenue	45,290.19	20,735.00	66,025.19
TOTAL INCOME	45,290.19	20,735.00	66,025.19
EXPENSE			
6100 Payroll and Benefits Expense			
6110 Manager's Salary	5,583.83	1,934.70	7,518.53
6100 Total Payroll and Benefits Expense	5,583.83	1,934.70	7,518.53
6200 Administrative Expense			
6320 Management Fee	1,987.45	2,541.02	4,528.47
6340 Legal Fees	0.00	196.64	196.64
6351 Accounting / Bookkeeping Fee's	225.15	1,425.06	1,650.21
6200 Total Administrative Expense	2,212.60	4,162.72	6,375.32
6300 Office Expenses			
6311 Office Supplies & Equipment	107.00	0.00	107.00
6318 Dues and Subscriptions	470.30	587.52	1,057.82
6300 Total Office Expenses	577.30	587.52	1,164.82
6400 Utilities Expenses			
6450 Electricity	0.00	159.16	159.16
6451 Water	0.00	332.16	332.16
6400 Total Utilities Expenses	0.00	491.32	491.32
6520 Repairs & Service Contracts			
6530 Security Services Contract	0.00	2,830.33	2,830.33
6548 Snow Removal	2,295.00	7,900.00	10,195.00
6554 Landscaping Contract	3,360.00	3,146.79	6,506.79
6557 MHGP Maintenance Agreement	2,883.88	3,430.87	6,314.75
6520 Total Repairs & Service Contracts	8,538.88	17,307.99	25,846.87
6590 Misc. Operating and Maintenance			
6591 Misc. Repairs/Service	0.00	800.00	800.00
6590 Total Misc. Operating and Maintenance	0.00	800.00	800.00
6700 Taxes / Insurance / Permits			
6710 Real Estate Taxes	0.00	94.36	94.36
6720 P&L Insurance	4,949.67	2,572.76	7,522.43
6700 Total Taxes / Insurance / Permits	4,949.67	2,667.12	7,616.79

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Profit and Loss Comparison

12/31/2022 & 6/30/2023 - Accrual - Accounting Book: Default - Accounting

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Account	Year To Date		
	Dec '22	Jun '23	Total
TOTAL EXPENSE	21,862.28	27,951.37	49,813.65
NET OPERATING INCOME	23,427.91	(7,216.37)	16,211.54
NET INCOME	23,427.91	(7,216.37)	16,211.54

Greyhound Maint. Agreement HOA

Delwest Management Company

Profit and Loss Comparison

12/31/2022 & 6/30/2023 - Accrual - Accounting Book: Default - Accounting

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Account	Year To Date		
	Dec '22	Jun '23	Total
INCOME			
5400 Financial Revenue			
5442 Other Interest Income	0.55	3.20	3.75
5400 Total Financial Revenue	0.55	3.20	3.75
5900 Other Revenue			
5915 HOA Revenue			
5915.4 Maintenance Agreement	44,616.59	45,084.17	89,700.76
5915 Total HOA Revenue	44,616.59	45,084.17	89,700.76
5900 Total Other Revenue	44,616.59	45,084.17	89,700.76
TOTAL INCOME	44,617.14	45,087.37	89,704.51
EXPENSE			
6200 Administrative Expense			
6340 Legal Fees	0.00	189.28	189.28
6351 Accounting / Bookkeeping Fee's	216.75	1,374.66	1,591.41
6200 Total Administrative Expense	216.75	1,563.94	1,780.69
6300 Office Expenses			
6313 Bank Fees	186.91	78.82	265.73
6300 Total Office Expenses	186.91	78.82	265.73
6400 Utilities Expenses			
6451 Water	0.00	21,651.82	21,651.82
6400 Total Utilities Expenses	0.00	21,651.82	21,651.82
6520 Repairs & Service Contracts			
6525 Garbage & Trash Contract	0.00	1,500.00	1,500.00
6548 Snow Removal	2,026.25	8,737.58	10,763.83
6554 Landscaping Contract	37,402.69	9,073.13	46,475.82
6520 Total Repairs & Service Contracts	39,428.94	19,310.71	58,739.65
6700 Taxes / Insurance / Permits			
6720 P&L Insurance	4,784.54	2,482.08	7,266.62
6700 Total Taxes / Insurance / Permits	4,784.54	2,482.08	7,266.62
TOTAL EXPENSE	44,617.14	45,087.37	89,704.51
NET OPERATING INCOME	0.00	0.00	0.00
NET INCOME	0.00	0.00	0.00