

Greyhound C2 HOA
 Delwest Management Company
 Balance Sheet

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

Printed 8/18/2023 10:06:55 AM

Account	Balance
ASSETS	
Bank	
1000 Cash	
1088 C2 HOA - Operating	14,145.63
1000 Total Cash	14,145.63
Total Bank	14,145.63
Accounts Receivable	
1100 Accounts & Notes Receivable	
1110 Adv. Receivable - Delwest Management	(13,671.02)
1117 Adv. Receivable - MHGP C2	0.00
1125 Adv. Receivable - GP Maint. Agreement	303.79
1126 Adv. Receivable - Programs & Partnerships	0.00
1130 Tenant Accounts Receivable	1,665.57
1100 Total Accounts & Notes Receivable	(11,701.66)
Total Accounts Receivable	(11,701.66)
Other Current Asset	
1200 Prepaid Expenses	
1210 Undeposited Funds	787.68
1251 Prepaid Insurance	3,602.72
1200 Total Prepaid Expenses	4,390.40
Total Other Current Asset	4,390.40
TOTAL ASSETS	6,834.37
LIABILITIES AND EQUITY	
LIABILITIES	
Other Current Liability	
2100 Accounts Payable & Accrued Liabilities	
2110 Accounts Payable	1,789.09
2170 Prepaid Rent	107.00
2100 Total Accounts Payable & Accrued Liabilities	1,896.09
Total Other Current Liability	1,896.09
TOTAL LIABILITIES	1,896.09
EQUITY	
3900 Retained Earnings	
3910 Prior Year Net Income	9,456.36
3900 Total Retained Earnings	9,456.36
Net Income	(4,518.08)
TOTAL EQUITY	4,938.28
TOTAL LIABILITIES AND EQUITY	6,834.37

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

Greyhound C2 HOA

Delwest Management Company

Profit and Loss Comparison

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

Printed 8/18/2023 8:48:15 AM

Account	Year To Date		
	Dec '22	Jun '23	Total
INCOME			
5900 Other Revenue			
5915 HOA Revenue			
5915.1 HOA Statement Fee	1,650.00	495.00	2,145.00
5915.2 HOA Transfer Fee	2,910.00	873.00	3,783.00
5915.3 HOA Dues	13,372.87	24,091.80	37,464.67
5915 Total HOA Revenue	17,932.87	25,459.80	43,392.67
5923 Late Fees	0.00	20.00	20.00
5955 Application Fees / Credit Check	0.00	75.00	75.00
5900 Total Other Revenue	17,932.87	25,554.80	43,487.67
TOTAL INCOME	17,932.87	25,554.80	43,487.67
EXPENSE			
6100 Payroll and Benefits Expense			
6110 Manager's Salary	1,249.49	2,579.28	3,828.77
6100 Total Payroll and Benefits Expense	1,249.49	2,579.28	3,828.77
6200 Administrative Expense			
6320 Management Fee	770.57	2,733.88	3,504.45
6340 Legal Fees	0.00	190.94	190.94
6351 Accounting / Bookkeeping Fee's	218.63	1,385.94	1,604.57
6200 Total Administrative Expense	989.20	4,310.76	5,299.96
6300 Office Expenses			
6311 Office Supplies & Equipment	107.00	0.00	107.00
6318 Dues and Subscriptions	692.60	709.02	1,401.62
6300 Total Office Expenses	799.60	709.02	1,508.62
6400 Utilities Expenses			
6450 Electricity	0.00	174.43	174.43
6451 Water	0.00	1,507.48	1,507.48
6400 Total Utilities Expenses	0.00	1,681.91	1,681.91
6520 Repairs & Service Contracts			
6530 Security Services Contract	0.00	3,772.87	3,772.87
6548 Snow Removal	2,025.00	7,900.00	9,925.00
6554 Landscaping Contract	0.00	3,112.54	3,112.54
6557 MHGP Maintenance Agreement	1,340.49	3,331.72	4,672.21
6520 Total Repairs & Service Contracts	3,365.49	18,117.13	21,482.62
6700 Taxes / Insurance / Permits			
6710 Real Estate Taxes	0.00	182.42	182.42
6720 P&L Insurance	2,072.73	2,492.36	4,565.09
6700 Total Taxes / Insurance / Permits	2,072.73	2,674.78	4,747.51
TOTAL EXPENSE	8,476.51	30,072.88	38,549.39

Greyhound C2 HOA

Delwest Management Company

Profit and Loss Comparison

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

Printed 8/18/2023 8:48:15 AM

Account	Year To Date		
	Dec '22	Jun '23	Total
NET OPERATING INCOME	9,456.36	(4,518.08)	4,938.28
NET INCOME	9,456.36	(4,518.08)	4,938.28

Greyhound Maint. Agreement HOA

Delwest Management Company

Profit and Loss Comparison

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

Printed 8/18/2023 8:46:43 AM

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