

## Balance Sheet

Properties: Grandview Acres HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84403

As of: 04/30/2023

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	72,906.19
Savings/Reserve Account	107,676.14
Grandview Acres Insurance Acct	3,971.50
<b>Total Cash</b>	<b>184,553.83</b>
<b>TOTAL ASSETS</b>	<b>184,553.83</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	8,929.41
<b>Total Liabilities</b>	<b>8,929.41</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	50,612.64
Calculated Prior Years Retained Earnings	66,874.47
<b>Total Capital</b>	<b>175,624.42</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>184,553.83</b>

# Income Statement

## Welch Randall

Properties: Grandview Acres HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84403

As of: Apr 2023

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>				
GVA- RV Parking	136.32	0.55	1,219.54	0.46
GVA- Dump Hauls	20.00	0.08	204.63	0.08
<b>WR - HOA Income</b>				
WR - HOA Mailings Reimbursement	0.00	0.00	10.00	0.00
<b>Total WR - HOA Income</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.00</b>
Association Dues	24,364.99	98.74	255,768.93	97.38
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,400.00	0.91
Clubhouse / Pool	25.00	0.10	600.00	0.23
Fine & Violation	0.00	0.00	950.00	0.36
Interest Income	0.00	0.00	32.00	0.01
NSF Fees Collected	0.00	0.00	40.00	0.02
Deposit Forfeit	0.00	0.00	20.00	0.01
Late Fee	129.00	0.52	1,400.00	0.53
Miscellaneous Income	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>24,675.31</b>	<b>100.00</b>	<b>262,645.10</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Common Area Electricity	0.00	0.00	0.00	0.00
GVA- Insurance	1,816.25	7.36	18,266.76	6.95
GVA- Clubhouse Gas	0.00	0.00	0.00	0.00
GVA- Lawncare	0.00	0.00	37,761.18	14.38
GVA- Reimbursement	123.21	0.50	2,423.72	0.92
GVA - Plumbing	2,245.00	9.10	14,574.81	5.55
GVA- Clubhouse Ogden City	0.00	0.00	0.00	0.00
GVA- Lowe's Account	563.46	2.28	2,654.49	1.01
GVA- Clubhouse Utilities	465.93	1.89	3,634.17	1.38
GVA- Legal Fees	222.00	0.90	2,292.42	0.87
GVA- Property Maintenance	0.00	0.00	13,305.18	5.07
GVA - Roof Expense	0.00	0.00	65,775.00	25.04
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	615.00	0.23
GVA- Tree	0.00	0.00	6,520.00	2.48

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance				
GVA- Snow Removal	3,300.00	13.37	13,200.00	5.03
GVA- Groundskeeper	1,083.33	4.39	13,321.89	5.07
GVA- Dump Fee	30.90	0.13	135.19	0.05
<b>Total Grandview Acres HOA</b>	<b>9,850.08</b>	<b>39.92</b>	<b>194,479.81</b>	<b>74.05</b>
<b>Property Management</b>				
Management Fee	1,800.00	7.29	18,000.00	6.85
<b>Total Property Management</b>	<b>1,800.00</b>	<b>7.29</b>	<b>18,000.00</b>	<b>6.85</b>
<b>Maintenance &amp; Repairs</b>				
Roof	0.00	0.00	821.00	0.31
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>821.00</b>	<b>0.31</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Tax Related	500.00	2.03	500.00	0.19
Bank Fees /Interest	5.10	0.02	57.00	0.02
<b>Total Administrative</b>	<b>505.10</b>	<b>2.05</b>	<b>557.00</b>	<b>0.21</b>
<b>Total Real Estate</b>	<b>505.10</b>	<b>2.05</b>	<b>557.00</b>	<b>0.21</b>
<b>Total Operating Expense</b>	<b>12,155.18</b>	<b>49.26</b>	<b>213,857.81</b>	<b>81.42</b>
<b>NOI - Net Operating Income</b>	<b>12,520.13</b>	<b>50.74</b>	<b>48,787.29</b>	<b>18.58</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	175.00	0.71	1,791.08	0.68
Interest on Bank Accounts	4.31	0.02	34.27	0.01
<b>Total Other Income</b>	<b>179.31</b>	<b>0.73</b>	<b>1,825.35</b>	<b>0.69</b>
<b>Net Other Income</b>	<b>179.31</b>	<b>0.73</b>	<b>1,825.35</b>	<b>0.69</b>
Total Income	24,854.62	100.73	264,470.45	100.69
Total Expense	12,155.18	49.26	213,857.81	81.42
<b>Net Income</b>	<b>12,699.44</b>	<b>51.47</b>	<b>50,612.64</b>	<b>19.27</b>