

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: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	72,718.95
Savings/Reserve Account	115,980.96
Grandview Acres Insurance Acct	3,971.67
Total Cash	192,671.58
TOTAL ASSETS	192,671.58
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,645.66
Total Liabilities	10,645.66
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	57,014.14
Calculated Prior Years Retained Earnings	66,874.47
Total Capital	182,025.92
TOTAL LIABILITIES & CAPITAL	192,671.58

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: May 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
Operating Income & Expense				
Income				
GVA- RV Parking	338.31	1.33	1,557.85	0.54
GVA- Dump Hauls	30.00	0.12	234.63	0.08
WR - HOA Income				
WR - HOA Mailings Reimbursement	0.00	0.00	10.00	0.00
Total WR - HOA Income	0.00	0.00	10.00	0.00
Association Dues	24,988.90	98.28	280,757.83	97.46
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,400.00	0.83
Clubhouse / Pool	0.00	0.00	600.00	0.21
Fine & Violation	0.00	0.00	950.00	0.33
Interest Income	0.00	0.00	32.00	0.01
NSF Fees Collected	0.00	0.00	40.00	0.01
Deposit Forfeit	0.00	0.00	20.00	0.01
Late Fee	70.00	0.28	1,470.00	0.51
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	25,427.21	100.00	288,072.31	100.00
Expense				
Grandview Acres HOA				
GVA- Common Area Electricity	0.00	0.00	0.00	0.00
GVA- Insurance	1,816.25	7.14	20,083.01	6.97
GVA- Clubhouse Gas	0.00	0.00	0.00	0.00
GVA- Lawncare	9,850.00	38.74	47,611.18	16.53
GVA- Reimbursement	255.23	1.00	2,678.95	0.93
GVA - Plumbing	652.00	2.56	15,226.81	5.29
GVA- Clubhouse Ogden City	0.00	0.00	0.00	0.00
GVA- Lowe's Account	0.00	0.00	2,654.49	0.92
GVA- Clubhouse Utilities	707.58	2.78	4,341.75	1.51
GVA- Legal Fees	265.50	1.04	2,557.92	0.89
GVA- Property Maintenance	350.00	1.38	13,655.18	4.74
GVA - Roof Expense	0.00	0.00	65,775.00	22.83
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	615.00	0.21
GVA- Tree	0.00	0.00	6,520.00	2.26

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance				
GVA- Snow Removal	0.00	0.00	13,200.00	4.58
GVA- Groundskeeper	3,224.34	12.68	16,546.23	5.74
GVA- Dump Fee	128.50	0.51	263.69	0.09
Total Grandview Acres HOA	17,249.40	67.84	211,729.21	73.50
Property Management				
Management Fee	1,800.00	7.08	19,800.00	6.87
Total Property Management	1,800.00	7.08	19,800.00	6.87
Maintenance & Repairs				
Roof	0.00	0.00	821.00	0.28
Total Maintenance & Repairs	0.00	0.00	821.00	0.28
Real Estate				
Administrative				
Tax Related	0.00	0.00	500.00	0.17
Bank Fees /Interest	6.30	0.02	63.30	0.02
Total Administrative	6.30	0.02	563.30	0.20
Total Real Estate	6.30	0.02	563.30	0.20
Total Operating Expense	19,055.70	74.94	232,913.51	80.85
NOI - Net Operating Income	6,371.51	25.06	55,158.80	19.15
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	25.00	0.10	1,816.08	0.63
Interest on Bank Accounts	4.99	0.02	39.26	0.01
Total Other Income	29.99	0.12	1,855.34	0.64
Net Other Income	29.99	0.12	1,855.34	0.64
Total Income	25,457.20	100.12	289,927.65	100.64
Total Expense	19,055.70	74.94	232,913.51	80.85
Net Income	6,401.50	25.18	57,014.14	19.79