

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: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	126,894.15
Savings/Reserve Account	132,447.47
Money Market / Capital Reserve	25,059.04
Grandview Acres Savings #2	5.49
Total Cash	284,406.15
TOTAL ASSETS	284,406.15
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,770.42
Total Liabilities	12,770.42
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	41,282.32
Calculated Prior Years Retained Earnings	172,216.10
Total Capital	271,635.73
TOTAL LIABILITIES & CAPITAL	284,406.15

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: Aug 2025

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	448.34	1.37	2,618.28	1.01
GVA- Dump Hauls	20.00	0.06	190.00	0.07
Association Dues	31,810.34	97.55	252,814.24	97.48
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,700.00	0.66
Clubhouse / Pool	50.00	0.15	550.00	0.21
Fine & Violation	200.00	0.61	450.00	0.17
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	80.00	0.25	920.00	0.35
Miscellaneous Income	0.00	0.00	100.00	0.04
Total Operating Income	32,608.68	100.00	259,342.52	100.00
Expense				
Grandview Acres HOA				
GVA- Common Area Electricity	85.44	0.26	85.44	0.03
GVA- Insurance	3,892.87	11.94	43,268.92	16.68
GVA- Lawncare	7,320.00	22.45	37,414.00	14.43
GVA- Reimbursement	0.00	0.00	1,351.91	0.52
GVA - Plumbing	500.00	1.53	7,972.00	3.07
GVA- Lowe's Account	0.00	0.00	0.00	0.00
GVA- Clubhouse Utilities	316.15	0.97	2,592.30	1.00
GVA- Legal Fees	15.00	0.05	1,656.25	0.64
GVA- Property Maintenance	217.72	0.67	16,892.98	6.51
GVA - Roof Expense	26,540.00	81.39	71,520.00	27.58
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	1,500.00	0.58
GVA- Tree Maintenance	0.00	0.00	17,800.00	6.86
GVA- Snow Removal	0.00	0.00	4,850.00	1.87
GVA- Groundskeeper	0.00	0.00	0.00	0.00
GVA- Dump Fee	59.86	0.18	210.36	0.08
GVA- Sewer	0.00	0.00	0.00	0.00
Total Grandview Acres HOA	38,947.04	119.44	207,114.16	79.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,800.00	5.52	14,400.00	5.55
Total Property Management	<u>1,800.00</u>	<u>5.52</u>	<u>14,400.00</u>	<u>5.55</u>
Bank Fees / Interest	0.40	0.00	19.60	0.01
Total Operating Expense	<u>40,747.44</u>	<u>124.96</u>	<u>221,533.76</u>	<u>85.42</u>
 NOI - Net Operating Income	 <u>-8,138.76</u>	 <u>-24.96</u>	 <u>37,808.76</u>	 <u>14.58</u>
 Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	3,357.99	1.29
Interest on Bank Accounts	44.72	0.14	115.57	0.04
Total Other Income	<u>44.72</u>	<u>0.14</u>	<u>3,473.56</u>	<u>1.34</u>
 Net Other Income	 <u>44.72</u>	 <u>0.14</u>	 <u>3,473.56</u>	 <u>1.34</u>
 Total Income	 32,653.40	 100.14	 262,816.08	 101.34
Total Expense	40,747.44	124.96	221,533.76	85.42
 Net Income	 <u><u>-8,094.04</u></u>	 <u><u>-24.82</u></u>	 <u><u>41,282.32</u></u>	 <u><u>15.92</u></u>