

## 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: 06/30/2023

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                  | 94,818.36         |
| Savings/Reserve Account                  | 107,335.69        |
| Grandview Acres Insurance Acct           | 3,971.83          |
| <b>Total Cash</b>                        | <b>206,125.88</b> |
| <b>TOTAL ASSETS</b>                      | <b>206,125.88</b> |
| <br>                                     |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 11,781.91         |
| <b>Total Liabilities</b>                 | <b>11,781.91</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 58,137.31         |
| Calculated Retained Earnings             | 69,332.19         |
| Calculated Prior Years Retained Earnings | 66,874.47         |
| <b>Total Capital</b>                     | <b>194,343.97</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>206,125.88</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: Jun 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                                 | 141.65           | 0.54                | 1,699.50          | 0.54                   |
| GVA- Dump Hauls                                 | 21.40            | 0.08                | 256.03            | 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                                | 25,769.38        | 97.60               | 306,527.21        | 97.47                  |
| HOA Reinvestment Fee / Transfer Fee             | 200.00           | 0.76                | 2,600.00          | 0.83                   |
| Clubhouse / Pool                                | 50.00            | 0.19                | 650.00            | 0.21                   |
| Fine & Violation                                | 0.00             | 0.00                | 950.00            | 0.30                   |
| 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  | 220.00           | 0.83                | 1,690.00          | 0.54                   |
| Miscellaneous Income                            | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Income</b>                   | <b>26,402.43</b> | <b>100.00</b>       | <b>314,474.74</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         | 6.88                | 21,899.26         | 6.96                   |
| GVA- Clubhouse Gas                              | 0.00             | 0.00                | 0.00              | 0.00                   |
| GVA- Lawncare                                   | 6,013.00         | 22.77               | 53,624.18         | 17.05                  |
| GVA- Reimbursement                              | 276.78           | 1.05                | 2,955.73          | 0.94                   |
| GVA - Plumbing                                  | 0.00             | 0.00                | 15,226.81         | 4.84                   |
| GVA- Clubhouse Ogden City                       | 0.00             | 0.00                | 0.00              | 0.00                   |
| GVA- Lowe's Account                             | 270.37           | 1.02                | 2,924.86          | 0.93                   |
| GVA- Clubhouse Utilities                        | 159.12           | 0.60                | 4,500.87          | 1.43                   |
| GVA- Legal Fees                                 | 118.00           | 0.45                | 2,675.92          | 0.85                   |
| GVA- Property Maintenance                       | 2,224.78         | 8.43                | 15,879.96         | 5.05                   |
| GVA - Roof Expense                              | 0.00             | 0.00                | 65,775.00         | 20.92                  |
| GVA - Professional Fees (Payroll / Taxes / Etc) | 0.00             | 0.00                | 615.00            | 0.20                   |
| GVA- Tree Maintenance                           | 0.00             | 0.00                | 6,520.00          | 2.07                   |
| GVA- Snow Removal                               | 0.00             | 0.00                | 13,200.00         | 4.20                   |
| GVA- Groundskeeper                              | 1,404.67         | 5.32                | 17,950.90         | 5.71                   |
| GVA- Dump Fee                                   | 0.00             | 0.00                | 263.69            | 0.08                   |
| <b>Total Grandview Acres HOA</b>                | <b>12,282.97</b> | <b>46.52</b>        | <b>224,012.18</b> | <b>71.23</b>           |
| <b>Property Management</b>                      |                  |                     |                   |                        |
| Management Fee                                  | 1,800.00         | 6.82                | 21,600.00         | 6.87                   |

## Income Statement

| Account Name                           | Selected Month   | % of Selected Month | Year to Month End | % of Year to Month End |
|--|------------------|---------------------|-------------------|------------------------|
| <b>Total Property Management</b>       | <b>1,800.00</b>  | <b>6.82</b>         | <b>21,600.00</b>  | <b>6.87</b>            |
| <b>Maintenance &amp; Repairs</b>       |                  |                     |                   |                        |
| Roof                                   | 0.00             | 0.00                | 821.00            | 0.26                   |
| <b>Total Maintenance &amp; Repairs</b> | <b>0.00</b>      | <b>0.00</b>         | <b>821.00</b>     | <b>0.26</b>            |
| <b>Real Estate</b>                     |                  |                     |                   |                        |
| <b>Administrative</b>                  |                  |                     |                   |                        |
| Tax Related                            | 0.00             | 0.00                | 500.00            | 0.16                   |
| Bank Fees /Interest                    | 6.30             | 0.02                | 69.60             | 0.02                   |
| <b>Total Administrative</b>            | <b>6.30</b>      | <b>0.02</b>         | <b>569.60</b>     | <b>0.18</b>            |
| <b>Total Real Estate</b>               | <b>6.30</b>      | <b>0.02</b>         | <b>569.60</b>     | <b>0.18</b>            |
| <b>Total Operating Expense</b>         | <b>14,089.27</b> | <b>53.36</b>        | <b>247,002.78</b> | <b>78.54</b>           |
| <br>                                   |                  |                     |                   |                        |
| <b>NOI - Net Operating Income</b>      | <b>12,313.16</b> | <b>46.64</b>        | <b>67,471.96</b>  | <b>21.46</b>           |
| <br>                                   |                  |                     |                   |                        |
| <b>Other Income &amp; Expense</b>      |                  |                     |                   |                        |
| <b>Other Income</b>                    |                  |                     |                   |                        |
| Insurance Income (Other)               | 0.00             | 0.00                | 0.00              | 0.00                   |
| Special Assessment                     | 0.00             | 0.00                | 1,816.08          | 0.58                   |
| Interest on Bank Accounts              | 4.89             | 0.02                | 44.15             | 0.01                   |
| <b>Total Other Income</b>              | <b>4.89</b>      | <b>0.02</b>         | <b>1,860.23</b>   | <b>0.59</b>            |
| <br>                                   |                  |                     |                   |                        |
| <b>Net Other Income</b>                | <b>4.89</b>      | <b>0.02</b>         | <b>1,860.23</b>   | <b>0.59</b>            |
| <br>                                   |                  |                     |                   |                        |
| Total Income                           | 26,407.32        | 100.02              | 316,334.97        | 100.59                 |
| Total Expense                          | 14,089.27        | 53.36               | 247,002.78        | 78.54                  |
| <br>                                   |                  |                     |                   |                        |
| Net Income                             | <b>12,318.05</b> | <b>46.65</b>        | <b>69,332.19</b>  | <b>22.05</b>           |