

# 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: 07/31/2023

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	80,539.70
Savings/Reserve Account	94,939.95
Grandview Acres Insurance Acct	3,972.00
<b>Total Cash</b>	<b>179,451.65</b>
<b>TOTAL ASSETS</b>	<b>179,451.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,893.18
<b>Total Liabilities</b>	<b>9,893.18</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	-24,835.50
Calculated Prior Years Retained Earnings	136,256.66
<b>Total Capital</b>	<b>169,558.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>179,451.65</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: Jul 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	241.65	0.92	241.65	0.92
GVA- Dump Hauls	55.00	0.21	55.00	0.21
Association Dues	25,611.00	97.41	25,611.00	97.41
HOA Reinvestment Fee / Transfer Fee	200.00	0.76	200.00	0.76
Clubhouse / Pool	100.00	0.38	100.00	0.38
Interest Income	0.00	0.00	0.00	0.00
Late Fee	85.00	0.32	85.00	0.32
<b>Total Operating Income</b>	<b>26,292.65</b>	<b>100.00</b>	<b>26,292.65</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Insurance	1,816.25	6.91	1,816.25	6.91
GVA- Lawncare	5,200.00	19.78	5,200.00	19.78
GVA- Reimbursement	96.04	0.37	96.04	0.37
GVA - Plumbing	0.00	0.00	0.00	0.00
GVA- Lowe's Account	611.56	2.33	611.56	2.33
GVA- Clubhouse Utilities	433.63	1.65	433.63	1.65
GVA- Legal Fees	120.00	0.46	120.00	0.46
GVA- Property Maintenance	2,411.00	9.17	2,411.00	9.17
GVA - Roof Expense	20,700.00	78.73	20,700.00	78.73
GVA- Tree Maintenance	0.00	0.00	0.00	0.00
GVA- Groundskeeper	949.00	3.61	949.00	3.61
GVA- Dump Fee	41.50	0.16	41.50	0.16
GVA- Sewer	16,950.00	64.47	16,950.00	64.47
<b>Total Grandview Acres HOA</b>	<b>49,328.98</b>	<b>187.62</b>	<b>49,328.98</b>	<b>187.62</b>
<b>Property Management</b>				
Management Fee	1,800.00	6.85	1,800.00	6.85
<b>Total Property Management</b>	<b>1,800.00</b>	<b>6.85</b>	<b>1,800.00</b>	<b>6.85</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	3.60	0.01	3.60	0.01
<b>Total Administrative</b>	<b>3.60</b>	<b>0.01</b>	<b>3.60</b>	<b>0.01</b>
<b>Total Real Estate</b>	<b>3.60</b>	<b>0.01</b>	<b>3.60</b>	<b>0.01</b>
<b>Total Operating</b>	<b>51,132.58</b>	<b>194.47</b>	<b>51,132.58</b>	<b>194.47</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Expense</b>				
NOI - Net Operating Income	-24,839.93	-94.47	-24,839.93	-94.47
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	4.43	0.02	4.43	0.02
<b>Total Other Income</b>	<b>4.43</b>	<b>0.02</b>	<b>4.43</b>	<b>0.02</b>
<b>Net Other Income</b>	<b>4.43</b>	<b>0.02</b>	<b>4.43</b>	<b>0.02</b>
Total Income	26,297.08	100.02	26,297.08	100.02
Total Expense	51,132.58	194.47	51,132.58	194.47
<b>Net Income</b>	<b>-24,835.50</b>	<b>-94.46</b>	<b>-24,835.50</b>	<b>-94.46</b>