

## Balance Sheet

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

As of: 08/31/2023

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	70,365.41
Savings/Reserve Account	87,243.78
Grandview Acres Insurance Acct	3,972.17
<b>Total Cash</b>	<b>161,581.36</b>
<b>TOTAL ASSETS</b>	<b>161,581.36</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,819.93
<b>Total Liabilities</b>	<b>9,819.93</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	-42,632.54
Calculated Prior Years Retained Earnings	136,256.66
<b>Total Capital</b>	<b>151,761.43</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>161,581.36</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: Aug 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	22.46	0.09	264.11	0.51
GVA- Dump Hauls	0.00	0.00	55.00	0.11
Association Dues	25,200.39	97.97	50,811.39	97.69
HOA Reinvestment Fee / Transfer Fee	400.00	1.56	600.00	1.15
Clubhouse / Pool	0.00	0.00	100.00	0.19
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	100.00	0.39	185.00	0.36
<b>Total Operating Income</b>	<b>25,722.85</b>	<b>100.00</b>	<b>52,015.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Insurance	1,816.25	7.06	3,632.50	6.98
GVA- Lawncare	7,800.00	30.32	13,000.00	24.99
GVA- Reimbursement	171.32	0.67	267.36	0.51
GVA - Plumbing	1,435.54	5.58	1,435.54	2.76
GVA- Lowe's Account	718.88	2.79	1,330.44	2.56
GVA- Clubhouse Utilities	921.77	3.58	1,355.40	2.61
GVA- Legal Fees	0.00	0.00	120.00	0.23
GVA- Property Maintenance	10,526.00	40.92	12,937.00	24.87
GVA - Roof Expense	0.00	0.00	20,700.00	39.80
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	0.00	0.00	0.00	0.00
GVA- Groundskeeper	2,235.33	8.69	3,184.33	6.12
GVA- Dump Fee	98.00	0.38	139.50	0.27
GVA- Sewer	16,000.00	62.20	32,950.00	63.35
<b>Total Grandview Acres HOA</b>	<b>41,723.09</b>	<b>162.20</b>	<b>91,052.07</b>	<b>175.05</b>
<b>Property Management</b>				
Management Fee	1,800.00	7.00	3,600.00	6.92
<b>Total Property Management</b>	<b>1,800.00</b>	<b>7.00</b>	<b>3,600.00</b>	<b>6.92</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.80	0.00	4.40	0.01

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Administrative	0.80	0.00	4.40	0.01
Total Real Estate	0.80	0.00	4.40	0.01
<b>Total Operating Expense</b>	<b>43,523.89</b>	<b>169.20</b>	<b>94,656.47</b>	<b>181.98</b>
<b>NOI - Net Operating Income</b>	<b>-17,801.04</b>	<b>-69.20</b>	<b>-42,640.97</b>	<b>-81.98</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	4.00	0.02	8.43	0.02
<b>Total Other Income</b>	<b>4.00</b>	<b>0.02</b>	<b>8.43</b>	<b>0.02</b>
<b>Net Other Income</b>	<b>4.00</b>	<b>0.02</b>	<b>8.43</b>	<b>0.02</b>
Total Income	25,726.85	100.02	52,023.93	100.02
Total Expense	43,523.89	169.20	94,656.47	181.98
<b>Net Income</b>	<b>-17,797.04</b>	<b>-69.19</b>	<b>-42,632.54</b>	<b>-81.96</b>