

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: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 86,991.10 |
| Savings/Reserve Account | 61,937.05 |
| Grandview Acres Insurance Acct | 3,972.33 |
| Total Cash | 152,900.48 |
| TOTAL ASSETS | 152,900.48 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 8,202.52 |
| Total Liabilities | 8,202.52 |
| Capital | |
| Retained Earnings | 58,137.31 |
| Calculated Retained Earnings | -49,696.01 |
| Calculated Prior Years Retained Earnings | 136,256.66 |
| Total Capital | 144,697.96 |
| TOTAL LIABILITIES & CAPITAL | 152,900.48 |

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: Sep 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 | 200.30 | 0.73 | 464.41 | 0.58 |
| GVA- Dump Hauls | 55.00 | 0.20 | 110.00 | 0.14 |
| Association Dues | 26,432.93 | 96.39 | 77,244.32 | 97.24 |
| HOA Reinvestment Fee / Transfer Fee | 600.00 | 2.19 | 1,200.00 | 1.51 |
| Clubhouse / Pool | 0.00 | 0.00 | 100.00 | 0.13 |
| Fine & Violation | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest Income | 0.00 | 0.00 | 0.00 | 0.00 |
| NSF Fees Collected | 0.00 | 0.00 | 0.00 | 0.00 |
| Late Fee | 135.00 | 0.49 | 320.00 | 0.40 |
| Total Operating Income | 27,423.23 | 100.00 | 79,438.73 | 100.00 |
| Expense | | | | |
| Grandview Acres HOA | | | | |
| GVA- Insurance | 1,816.25 | 6.62 | 5,448.75 | 6.86 |
| GVA- Lawncare | 2,600.00 | 9.48 | 15,600.00 | 19.64 |
| GVA- Reimbursement | 0.00 | 0.00 | 267.36 | 0.34 |
| GVA - Plumbing | 0.00 | 0.00 | 1,435.54 | 1.81 |
| GVA- Lowe's Account | 15.80 | 0.06 | 1,346.24 | 1.69 |
| GVA- Clubhouse Utilities | 181.25 | 0.66 | 1,536.65 | 1.93 |
| GVA- Legal Fees | 0.00 | 0.00 | 120.00 | 0.15 |
| GVA- Property Maintenance | 1,900.00 | 6.93 | 14,837.00 | 18.68 |
| GVA - Roof Expense | 25,310.00 | 92.29 | 46,010.00 | 57.92 |
| 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 | 764.33 | 2.79 | 3,948.66 | 4.97 |
| GVA- Dump Fee | 102.50 | 0.37 | 242.00 | 0.30 |
| GVA- Sewer | 0.00 | 0.00 | 32,950.00 | 41.48 |
| Total Grandview Acres HOA | 32,690.13 | 119.21 | 123,742.20 | 155.77 |
| Property Management | | | | |
| Management Fee | 1,800.00 | 6.56 | 5,400.00 | 6.80 |
| Total Property Management | 1,800.00 | 6.56 | 5,400.00 | 6.80 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-------------------------|----------------------|--------------------------|------------------------|
| Real Estate | | | | |
| Administrative | | | | |
| Bank Fees /Interest | 0.00 | 0.00 | 4.40 | 0.01 |
| Total Administrative | <u>0.00</u> | <u>0.00</u> | <u>4.40</u> | <u>0.01</u> |
| Total Real Estate | <u>0.00</u> | <u>0.00</u> | <u>4.40</u> | <u>0.01</u> |
| Total Operating Expense | <u>34,490.13</u> | <u>125.77</u> | <u>129,146.60</u> | <u>162.57</u> |
| | | | | |
| NOI - Net Operating Income | <u>-7,066.90</u> | <u>-25.77</u> | <u>-49,707.87</u> | <u>-62.57</u> |
| | | | | |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Special Assessment | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest on Bank Accounts | 3.43 | 0.01 | 11.86 | 0.01 |
| Total Other Income | <u>3.43</u> | <u>0.01</u> | <u>11.86</u> | <u>0.01</u> |
| | | | | |
| Net Other Income | <u>3.43</u> | <u>0.01</u> | <u>11.86</u> | <u>0.01</u> |
| | | | | |
| Total Income | 27,426.66 | 100.01 | 79,450.59 | 100.01 |
| Total Expense | 34,490.13 | 125.77 | 129,146.60 | 162.57 |
| | | | | |
| Net Income | <u><u>-7,063.47</u></u> | <u><u>-25.76</u></u> | <u><u>-49,696.01</u></u> | <u><u>-62.56</u></u> |