

## 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: 10/31/2023

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	61,950.25
Savings/Reserve Account	78,540.32
Grandview Acres Insurance Acct	3,972.50
<b>Total Cash</b>	<b>144,463.07</b>
<b>TOTAL ASSETS</b>	<b>144,463.07</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,389.26
<b>Total Liabilities</b>	<b>11,389.26</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	-61,320.16
Calculated Prior Years Retained Earnings	136,256.66
<b>Total Capital</b>	<b>133,073.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>144,463.07</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: Oct 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	44.98	0.17	509.39	0.48
GVA- Dump Hauls	20.00	0.08	130.00	0.12
Association Dues	26,121.34	99.03	103,365.66	97.69
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,200.00	1.13
Clubhouse / Pool	50.00	0.19	150.00	0.14
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	140.00	0.53	460.00	0.43
<b>Total Operating Income</b>	<b>26,376.32</b>	<b>100.00</b>	<b>105,815.05</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Insurance	1,816.25	6.89	7,265.00	6.87
GVA- Lawncare	10,500.00	39.81	26,100.00	24.67
GVA- Reimbursement	0.00	0.00	267.36	0.25
GVA - Plumbing	528.00	2.00	1,963.54	1.86
GVA- Lowe's Account	0.00	0.00	1,346.24	1.27
GVA- Clubhouse Utilities	653.82	2.48	2,190.47	2.07
GVA- Legal Fees	0.00	0.00	120.00	0.11
GVA- Property Maintenance	12,243.14	46.42	27,080.14	25.59
GVA - Roof Expense	0.00	0.00	46,010.00	43.48
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	10,031.00	38.03	10,031.00	9.48
GVA- Groundskeeper	350.00	1.33	4,298.66	4.06
GVA- Dump Fee	82.50	0.31	324.50	0.31
GVA- Sewer	0.00	0.00	32,950.00	31.14
<b>Total Grandview Acres HOA</b>	<b>36,204.71</b>	<b>137.26</b>	<b>159,946.91</b>	<b>151.16</b>
<b>Property Management</b>				
Management Fee	1,800.00	6.82	7,200.00	6.80
<b>Total Property Management</b>	<b>1,800.00</b>	<b>6.82</b>	<b>7,200.00</b>	<b>6.80</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Maintenance &amp; Repairs</b>				
Roof	0.00	0.00	0.00	0.00
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	4.40	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>4.40</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>4.40</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>38,004.71</b>	<b>144.09</b>	<b>167,151.31</b>	<b>157.97</b>
<b>NOI - Net Operating Income</b>	<b>-11,628.39</b>	<b>-44.09</b>	<b>-61,336.26</b>	<b>-57.97</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	4.24	0.02	16.10	0.02
<b>Total Other Income</b>	<b>4.24</b>	<b>0.02</b>	<b>16.10</b>	<b>0.02</b>
<b>Net Other Income</b>	<b>4.24</b>	<b>0.02</b>	<b>16.10</b>	<b>0.02</b>
Total Income	26,380.56	100.02	105,831.15	100.02
Total Expense	38,004.71	144.09	167,151.31	157.97
<b>Net Income</b>	<b>-11,624.15</b>	<b>-44.07</b>	<b>-61,320.16</b>	<b>-57.95</b>