

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: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	69,848.98
Savings/Reserve Account	86,843.80
Grandview Acres Insurance Acct	3,972.66
Total Cash	160,665.44
TOTAL ASSETS	160,665.44
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,792.51
Total Liabilities	10,792.51
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	-44,521.04
Calculated Prior Years Retained Earnings	136,256.66
Total Capital	149,872.93
TOTAL LIABILITIES & CAPITAL	160,665.44

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: Nov 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	249.98	0.92	759.37	0.57
GVA- Dump Hauls	10.00	0.04	130.00	0.10
Association Dues	26,616.74	97.65	130,147.40	97.69
HOA Reinvestment Fee / Transfer Fee	200.00	0.73	1,400.00	1.05
Clubhouse / Pool	100.00	0.37	250.00	0.19
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	80.00	0.29	540.00	0.41
Total Operating Income	27,256.72	100.00	133,226.77	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	1,816.25	6.66	9,081.25	6.82
GVA- Lawncare	4,085.00	14.99	30,185.00	22.66
GVA- Reimbursement	1,101.79	4.04	1,369.15	1.03
GVA - Plumbing	269.00	0.99	2,232.54	1.68
GVA- Lowe's Account	259.83	0.95	1,606.07	1.21
GVA- Clubhouse Utilities	1,149.87	4.22	3,340.34	2.51
GVA- Legal Fees	0.00	0.00	120.00	0.09
GVA- Property Maintenance	0.00	0.00	27,080.14	20.33
GVA - Roof Expense	0.00	0.00	46,010.00	34.54
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	0.00	0.00	10,031.00	7.53
GVA- Groundskeeper	0.00	0.00	4,298.66	3.23
GVA- Dump Fee	136.50	0.50	461.00	0.35
GVA- Sewer	0.00	0.00	32,950.00	24.73
Total Grandview Acres HOA	8,818.24	32.35	168,765.15	126.68
Property Management				
Management Fee	1,800.00	6.60	9,000.00	6.76
Total Property Management	1,800.00	6.60	9,000.00	6.76

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance & Repairs				
Roof	0.00	0.00	0.00	0.00
Total Maintenance & Repairs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	4.40	0.00
Total Administrative	<u>0.00</u>	<u>0.00</u>	<u>4.40</u>	<u>0.00</u>
Total Real Estate	<u>0.00</u>	<u>0.00</u>	<u>4.40</u>	<u>0.00</u>
Total Operating Expense	<u>10,618.24</u>	<u>38.96</u>	<u>177,769.55</u>	<u>133.43</u>
NOI - Net Operating Income	<u>16,638.48</u>	<u>61.04</u>	<u>-44,542.78</u>	<u>-33.43</u>
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.64	0.02	21.74	0.02
Total Other Income	<u>5.64</u>	<u>0.02</u>	<u>21.74</u>	<u>0.02</u>
Net Other Income	<u>5.64</u>	<u>0.02</u>	<u>21.74</u>	<u>0.02</u>
Total Income	<u>27,262.36</u>	<u>100.02</u>	<u>133,248.51</u>	<u>100.02</u>
Total Expense	<u>10,618.24</u>	<u>38.96</u>	<u>177,769.55</u>	<u>133.43</u>
Net Income	<u><u>16,644.12</u></u>	<u><u>61.06</u></u>	<u><u>-44,521.04</u></u>	<u><u>-33.42</u></u>