

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: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	76,018.77
Savings/Reserve Account	81,487.36
Grandview Acres Savings #2	3,972.83
Total Cash	161,478.96
TOTAL ASSETS	161,478.96
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,797.51
Total Liabilities	9,797.51
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	-42,712.52
Calculated Prior Years Retained Earnings	136,256.66
Total Capital	151,681.45
TOTAL LIABILITIES & CAPITAL	161,478.96

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: Dec 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	383.32	1.54	1,084.36	0.68
GVA- Dump Hauls	10.00	0.04	130.00	0.08
WR - HOA Income				
WR - HOA Mailings Income	0.00	0.00	0.00	0.00
Total WR - HOA Income	0.00	0.00	0.00	0.00
Association Dues	24,200.00	97.14	154,845.73	97.65
HOA Reinvestment Fee / Transfer Fee	200.00	0.80	1,600.00	1.01
Clubhouse / Pool	100.00	0.40	350.00	0.22
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
Deposit Forfeit	0.00	0.00	0.00	0.00
Late Fee	20.00	0.08	560.00	0.35
Total Operating Income	24,913.32	100.00	158,570.09	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	1,816.25	7.29	10,897.50	6.87
GVA- Lawncare	870.00	3.49	31,055.00	19.58
GVA- Reimbursement	21.80	0.09	1,390.95	0.88
GVA - Plumbing	718.00	2.88	2,950.54	1.86
GVA- Lowe's Account	0.00	0.00	1,606.07	1.01
GVA- Clubhouse Utilities	217.46	0.87	3,557.80	2.24
GVA- Legal Fees	778.75	3.13	898.75	0.57
GVA- Property Maintenance	0.00	0.00	27,080.14	17.08
GVA - Roof Expense	13,660.00	54.83	59,670.00	37.63
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	0.00	0.00	10,031.00	6.33
GVA- Snow Removal	3,100.00	12.44	3,100.00	1.95
GVA- Groundskeeper	536.67	2.15	4,835.33	3.05
GVA- Dump Fee	16.00	0.06	477.00	0.30
GVA- Sewer	0.00	0.00	32,950.00	20.78
Total Grandview	21,734.93	87.24	190,500.08	120.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Acres HOA				
Property Management				
Management Fee	1,800.00	7.23	10,800.00	6.81
Total Property Management	1,800.00	7.23	10,800.00	6.81
Maintenance & Repairs				
Roof	0.00	0.00	0.00	0.00
Total Maintenance & Repairs	0.00	0.00	0.00	0.00
Bank Fees / Interest	3.60	0.01	8.00	0.01
Total Operating Expense	23,538.53	94.48	201,308.08	126.95
NOI - Net Operating Income	1,374.79	5.52	-42,737.99	-26.95
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3.73	0.01	25.47	0.02
Total Other Income	3.73	0.01	25.47	0.02
Net Other Income	3.73	0.01	25.47	0.02
Total Income	24,917.05	100.01	158,595.56	100.02
Total Expense	23,538.53	94.48	201,308.08	126.95
Net Income	1,378.52	5.53	-42,712.52	-26.94