

## 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: 01/31/2024

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	60,214.06
Savings/Reserve Account	89,790.82
Grandview Acres Savings #2	23,973.03
<b>Total Cash</b>	<b>173,977.91</b>
<b>TOTAL ASSETS</b>	<b>173,977.91</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,982.51
<b>Total Liabilities</b>	<b>10,982.51</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	-31,398.57
Calculated Prior Years Retained Earnings	136,256.66
<b>Total Capital</b>	<b>162,995.40</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>173,977.91</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: Jan 2024

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	49.98	0.19	1,134.34	0.61
GVA- Dump Hauls	50.00	0.19	180.00	0.10
<b>WR - HOA Income</b>				
WR - HOA Mailings Income	0.00	0.00	0.00	0.00
<b>Total WR - HOA Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Association Dues	25,511.41	97.89	180,357.14	97.68
HOA Reinvestment Fee / Transfer Fee	200.00	0.77	1,800.00	0.97
Clubhouse / Pool	100.00	0.38	450.00	0.24
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	150.00	0.58	710.00	0.38
<b>Total Operating Income</b>	<b>26,061.39</b>	<b>100.00</b>	<b>184,631.48</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Insurance	1,816.25	6.97	12,713.75	6.89
GVA- Lawn care	1,403.00	5.38	32,458.00	17.58
GVA- Reimbursement	0.00	0.00	1,390.95	0.75
GVA - Plumbing	1,587.00	6.09	4,537.54	2.46
GVA- Lowe's Account	0.00	0.00	1,606.07	0.87
GVA- Clubhouse Utilities	692.25	2.66	4,250.05	2.30
GVA- Legal Fees	0.00	0.00	898.75	0.49
GVA- Property Maintenance	0.00	0.00	27,080.14	14.67
GVA - Roof Expense	0.00	0.00	59,670.00	32.32
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	0.00	0.00	10,031.00	5.43
GVA- Snow Removal	7,400.00	28.39	10,500.00	5.69
GVA- Groundskeeper	0.00	0.00	4,835.33	2.62
GVA- Dump Fee	51.00	0.20	528.00	0.29
GVA- Sewer	0.00	0.00	32,950.00	17.85
<b>Total Grandview</b>	<b>12,949.50</b>	<b>49.69</b>	<b>203,449.58</b>	<b>110.19</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Acres HOA</b>				
<b>Property Management</b>				
Management Fee	1,800.00	6.91	12,600.00	6.82
<b>Total Property Management</b>	<b>1,800.00</b>	<b>6.91</b>	<b>12,600.00</b>	<b>6.82</b>
<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>
Bank Fees / Interest	1.60	0.01	9.60	0.01
<b>Total Operating Expense</b>	<b>14,751.10</b>	<b>56.60</b>	<b>216,059.18</b>	<b>117.02</b>
<b>NOI - Net Operating Income</b>	<b>11,310.29</b>	<b>43.40</b>	<b>-31,427.70</b>	<b>-17.02</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	3.66	0.01	29.13	0.02
<b>Total Other Income</b>	<b>3.66</b>	<b>0.01</b>	<b>29.13</b>	<b>0.02</b>
<b>Net Other Income</b>	<b>3.66</b>	<b>0.01</b>	<b>29.13</b>	<b>0.02</b>
Total Income	26,065.05	100.01	184,660.61	100.02
Total Expense	14,751.10	56.60	216,059.18	117.02
<b>Net Income</b>	<b>11,313.95</b>	<b>43.41</b>	<b>-31,398.57</b>	<b>-17.01</b>