

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: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	69,098.91
Savings/Reserve Account	98,094.39
Grandview Acres Savings #2	23,973.98
Total Cash	191,167.28
TOTAL ASSETS	191,167.28
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,777.51
Total Liabilities	10,777.51
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	-14,004.20
Calculated Prior Years Retained Earnings	136,256.66
Total Capital	180,389.77
TOTAL LIABILITIES & CAPITAL	191,167.28

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: Feb 2024

Accounting Basis: Cash

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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	33.32	0.13	1,167.66	0.56
GVA- Dump Hauls	30.00	0.12	210.00	0.10
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	24,845.00	97.67	205,202.14	97.68
HOA Reinvestment Fee / Transfer Fee	400.00	1.57	2,200.00	1.05
Clubhouse / Pool	50.00	0.20	500.00	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	80.00	0.31	790.00	0.38
Total Operating Income	25,438.32	100.00	210,069.80	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	1,816.25	7.14	14,530.00	6.92
GVA- Lawncare	0.00	0.00	32,458.00	15.45
GVA- Reimbursement	179.00	0.70	1,569.95	0.75
GVA - Plumbing	587.00	2.31	5,124.54	2.44
GVA- Lowe's Account	0.00	0.00	1,606.07	0.76
GVA- Clubhouse Utilities	1,187.22	4.67	5,437.27	2.59
GVA- Legal Fees	527.00	2.07	1,425.75	0.68
GVA- Property Maintenance	1,952.00	7.67	29,032.14	13.82
GVA - Roof Expense	0.00	0.00	59,670.00	28.40
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	0.00	0.00
GVA- Tree Maintenance	0.00	0.00	10,031.00	4.78
GVA- Snow Removal	0.00	0.00	10,500.00	5.00
GVA- Groundskeeper	0.00	0.00	4,835.33	2.30
GVA- Dump Fee	0.00	0.00	528.00	0.25
GVA- Sewer	0.00	0.00	32,950.00	15.69
Total Grandview	6,248.47	24.56	209,698.05	99.82

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	7.08	14,400.00	6.85
Total Property Management	1,800.00	7.08	14,400.00	6.85
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	0.00	0.00	9.60	0.00
Total Operating Expense	8,048.47	31.64	224,107.65	106.68
NOI - Net Operating Income	17,389.85	68.36	-14,037.85	-6.68
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	4.52	0.02	33.65	0.02
Total Other Income	4.52	0.02	33.65	0.02
Net Other Income	4.52	0.02	33.65	0.02
Total Income	25,442.84	100.02	210,103.45	100.02
Total Expense	8,048.47	31.64	224,107.65	106.68
Net Income	17,394.37	68.38	-14,004.20	-6.67