

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: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	58,423.78
Savings/Reserve Account	106,398.58
Grandview Acres Savings #2	23,975.00
Total Cash	188,797.36
TOTAL ASSETS	188,797.36
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,364.18
Total Liabilities	11,364.18
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	25,751.73
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	177,433.18
TOTAL LIABILITIES & CAPITAL	188,797.36

Income Statement

Welch Randall

Properties: Grandview Acres HOA - 5300 S. Adams Ave Pkwy Ste#8 5300 S. Adams Ave Pkwy Ste#8 Ogden, UT 84403

As of: Mar 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
Operating Income & Expense				
Income				
GVA- RV Parking	38.32	0.13	121.62	0.15
GVA- Dump Hauls	10.00	0.03	90.00	0.11
Association Dues	27,538.32	95.93	77,894.73	97.12
HOA Reinvestment Fee / Transfer Fee	800.00	2.79	1,400.00	1.75
Clubhouse / Pool	50.00	0.17	200.00	0.25
Fine & Violation	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	270.00	0.94	500.00	0.62
Total Operating Income	28,706.64	100.00	80,206.35	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	22,093.27	76.96	25,725.77	32.07
GVA- Lawncare	4,410.00	15.36	5,813.00	7.25
GVA- Reimbursement	0.00	0.00	179.00	0.22
GVA - Plumbing	1,376.00	4.79	3,550.00	4.43
GVA- Lowe's Account	0.00	0.00	0.00	0.00
GVA- Clubhouse Utilities	226.57	0.79	2,106.04	2.63
GVA- Legal Fees	965.00	3.36	1,492.00	1.86
GVA- Property Maintenance	0.00	0.00	1,952.00	2.43
GVA - Professional Fees (Payroll / Taxes / Etc)	150.00	0.52	150.00	0.19
GVA- Snow Removal	0.00	0.00	7,400.00	9.23
GVA- Groundskeeper	646.00	2.25	646.00	0.81
GVA- Dump Fee	0.00	0.00	51.00	0.06
Total Grandview Acres HOA	29,866.84	104.04	49,064.81	61.17
Property Management				
Management Fee	1,800.00	6.27	5,400.00	6.73
Total Property Management	1,800.00	6.27	5,400.00	6.73
Bank Fees / Interest	1.60	0.01	3.20	0.00
Total Operating Expense	31,668.44	110.32	54,468.01	67.91

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-2,961.80	-10.32	25,738.34	32.09
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5.21	0.02	13.39	0.02
Total Other Income	5.21	0.02	13.39	0.02
Net Other Income	5.21	0.02	13.39	0.02
Total Income	28,711.85	100.02	80,219.74	100.02
Total Expense	31,668.44	110.32	54,468.01	67.91
Net Income	-2,956.59	-10.30	25,751.73	32.11