

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: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	69,693.84
Savings/Reserve Account	108,731.82
Grandview Acres Savings #2	23,977.98
Total Cash	202,403.64
TOTAL ASSETS	202,403.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,204.22
Total Liabilities	17,204.22
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	33,517.97
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	185,199.42
TOTAL LIABILITIES & CAPITAL	202,403.64

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: Jun 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	333.32	1.17	646.57	0.40
GVA- Dump Hauls	30.00	0.11	150.00	0.09
Association Dues	27,747.55	97.73	156,639.78	97.62
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,650.00	1.03
Clubhouse / Pool	0.00	0.00	400.00	0.25
Fine & Violation	0.00	0.00	0.00	0.00
NSF Fees Collected	20.00	0.07	20.00	0.01
Late Fee	260.00	0.92	960.00	0.60
Total Operating Income	28,390.87	100.00	160,466.35	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	3,982.48	14.03	39,000.81	24.30
GVA- Lawn care	6,280.00	22.12	27,933.00	17.41
GVA- Reimbursement	157.98	0.56	396.98	0.25
GVA - Plumbing	1,011.00	3.56	5,970.00	3.72
GVA- Lowe's Account	820.37	2.89	820.37	0.51
GVA- Clubhouse Utilities	668.90	2.36	4,110.88	2.56
GVA- Legal Fees	0.00	0.00	2,360.50	1.47
GVA- Property Maintenance	0.00	0.00	2,295.75	1.43
GVA - Roof Expense	11,240.00	39.59	22,580.00	14.07
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	150.00	0.09
GVA- Snow Removal	0.00	0.00	7,400.00	4.61
GVA- Groundskeeper	841.00	2.96	2,742.00	1.71
GVA- Dump Fee	40.80	0.14	223.30	0.14
GVA- Sewer	0.00	0.00	180.00	0.11
Total Grandview Acres HOA	25,042.53	88.21	116,163.59	72.39
Property Management				
Management Fee	1,800.00	6.34	10,800.00	6.73
Total Property Management	1,800.00	6.34	10,800.00	6.73
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	14.40	0.01
Total Operating Expense	26,842.53	94.55	126,977.99	79.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	1,548.34	5.45	33,488.36	20.87
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.64	0.02	29.61	0.02
Total Other Income	5.64	0.02	29.61	0.02
Net Other Income	5.64	0.02	29.61	0.02
Total Income	28,396.51	100.02	160,495.96	100.02
Total Expense	26,842.53	94.55	126,977.99	79.13
Net Income	1,553.98	5.47	33,517.97	20.89