

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: 07/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	76,480.78
Savings/Reserve Account	117,036.62
Grandview Acres Savings #2	23,979.00
Total Cash	217,496.40
TOTAL ASSETS	217,496.40
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,550.85
Total Liabilities	17,550.85
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	48,264.10
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	199,945.55
TOTAL LIABILITIES & CAPITAL	217,496.40

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: Jul 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	33.32	0.10	679.89	0.35
GVA- Dump Hauls	0.00	0.00	150.00	0.08
Association Dues	32,895.97	97.88	189,535.75	97.66
HOA Reinvestment Fee / Transfer Fee	200.00	0.60	1,850.00	0.95
Clubhouse / Pool	100.00	0.30	500.00	0.26
Fine & Violation	0.00	0.00	0.00	0.00
Legal Fee / Lien Income	100.00	0.30	100.00	0.05
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	280.00	0.83	1,240.00	0.64
Total Operating Income	33,609.29	100.00	194,075.64	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	4,262.27	12.68	43,263.08	22.29
GVA- Lawncare	6,300.00	18.74	34,233.00	17.64
GVA- Reimbursement	0.00	0.00	396.98	0.20
GVA - Plumbing	189.00	0.56	6,159.00	3.17
GVA- Lowe's Account	0.00	0.00	820.37	0.42
GVA- Clubhouse Utilities	670.91	2.00	4,781.79	2.46
GVA- Legal Fees	-1,000.00	-2.98	1,360.50	0.70
GVA- Property Maintenance	2,500.00	7.44	4,795.75	2.47
GVA - Roof Expense	0.00	0.00	22,580.00	11.63
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	150.00	0.08
GVA- Snow Removal	0.00	0.00	7,400.00	3.81
GVA- Groundskeeper	1,200.00	3.57	3,942.00	2.03
GVA- Dump Fee	2,927.40	8.71	3,150.70	1.62
GVA- Sewer	0.00	0.00	180.00	0.09
Total Grandview Acres HOA	17,049.58	50.73	133,213.17	68.64
Property Management				
Management Fee	1,800.00	5.36	12,600.00	6.49
Total Property Management	1,800.00	5.36	12,600.00	6.49
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	19.40	0.06	33.80	0.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	18,868.98	56.14	145,846.97	75.15
NOI - Net Operating Income	14,740.31	43.86	48,228.67	24.85
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.82	0.02	35.43	0.02
Total Other Income	5.82	0.02	35.43	0.02
Net Other Income	5.82	0.02	35.43	0.02
Total Income	33,615.11	100.02	194,111.07	100.02
Total Expense	18,868.98	56.14	145,846.97	75.15
Net Income	14,746.13	43.88	48,264.10	24.87