

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: 08/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	71,393.70
Savings/Reserve Account	125,341.78
Grandview Acres Savings #2	23,980.02
Total Cash	220,715.50
TOTAL ASSETS	220,715.50
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,790.53
Total Liabilities	15,790.53
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	53,243.52
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	204,924.97
TOTAL LIABILITIES & CAPITAL	220,715.50

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: Aug 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	133.32	0.44	813.21	0.36
GVA- Dump Hauls	0.00	0.00	150.00	0.07
Association Dues	29,714.62	99.14	219,415.37	97.86
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,850.00	0.83
Clubhouse / Pool	0.00	0.00	500.00	0.22
Fine & Violation	0.00	0.00	0.00	0.00
Legal Fee / Lien Income	45.00	0.15	145.00	0.06
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	80.00	0.27	1,320.00	0.59
Total Operating Income	29,972.94	100.00	224,213.58	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	4,265.27	14.23	47,248.55	21.07
GVA- Lawncare	13,330.00	44.47	47,563.00	21.21
GVA- Reimbursement	273.79	0.91	670.77	0.30
GVA - Plumbing	1,044.00	3.48	7,203.00	3.21
GVA- Lowe's Account	450.49	1.50	1,270.86	0.57
GVA- Clubhouse Utilities	1,036.17	3.46	5,817.96	2.59
GVA- Legal Fees	145.00	0.48	1,505.50	0.67
GVA- Property Maintenance	2,620.28	8.74	7,416.03	3.31
GVA - Roof Expense	0.00	0.00	22,580.00	10.07
GVA - Professional Fees (Payroll / Taxes / Etc)	500.00	1.67	650.00	0.29
GVA- Snow Removal	0.00	0.00	7,400.00	3.30
GVA- Groundskeeper	0.00	0.00	3,942.00	1.76
GVA- Dump Fee	-24.90	-0.08	3,125.80	1.39
GVA- Sewer	0.00	0.00	180.00	0.08
Total Grandview Acres HOA	23,640.10	78.87	156,573.47	69.83
Property Management				
Management Fee	1,800.00	6.01	14,400.00	6.42
Total Property Management	1,800.00	6.01	14,400.00	6.42
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	4.40	0.01	38.20	0.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	25,444.50	84.89	171,011.67	76.27
NOI - Net Operating Income	4,528.44	15.11	53,201.91	23.73
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	6.18	0.02	41.61	0.02
Total Other Income	6.18	0.02	41.61	0.02
Net Other Income	6.18	0.02	41.61	0.02
Total Income	29,979.12	100.02	224,255.19	100.02
Total Expense	25,444.50	84.89	171,011.67	76.27
Net Income	4,534.62	15.13	53,243.52	23.75