

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: 09/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name               | Balance           |
|----------------------------|-------------------|
| <b>ASSETS</b>              |                   |
| <b>Cash</b>                |                   |
| Checking - Cash in Bank    | 64,992.48         |
| Savings/Reserve Account    | 121,277.02        |
| Grandview Acres Savings #2 | 23,981.00         |
| <b>Total Cash</b>          | <b>210,250.50</b> |
| <b>TOTAL ASSETS</b>        | <b>210,250.50</b> |

LIABILITIES & CAPITAL

Liabilities

|                          |                  |
|--------------------------|------------------|
| Prepaid Rent             | 14,845.20        |
| <b>Total Liabilities</b> | <b>14,845.20</b> |

Capital

|                                          |                   |
|------------------------------------------|-------------------|
| Retained Earnings                        | 58,137.31         |
| Calculated Retained Earnings             | 43,723.85         |
| Calculated Prior Years Retained Earnings | 93,544.14         |
| <b>Total Capital</b>                     | <b>195,405.30</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>210,250.50</b> |

## 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: Sep 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 |
|-------------------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>           |                  |                     |                   |                        |
| <b>Income</b>                                   |                  |                     |                   |                        |
| GVA- RV Parking                                 | 33.32            | 0.11                | 846.53            | 0.33                   |
| GVA- Dump Hauls                                 | 0.00             | 0.00                | 150.00            | 0.06                   |
| Association Dues                                | 29,241.33        | 98.61               | 248,656.70        | 97.95                  |
| HOA Reinvestment Fee / Transfer Fee             | 200.00           | 0.67                | 2,050.00          | 0.81                   |
| Clubhouse / Pool                                | 100.00           | 0.34                | 600.00            | 0.24                   |
| Fine & Violation                                | 0.00             | 0.00                | 0.00              | 0.00                   |
| Legal Fee / Lien Income                         | 0.00             | 0.00                | 145.00            | 0.06                   |
| NSF Fees Collected                              | 0.00             | 0.00                | 20.00             | 0.01                   |
| Late Fee                                        | 80.00            | 0.27                | 1,400.00          | 0.55                   |
| <b>Total Operating Income</b>                   | <b>29,654.65</b> | <b>100.00</b>       | <b>253,868.23</b> | <b>100.00</b>          |
| <b>Expense</b>                                  |                  |                     |                   |                        |
| <b>Grandview Acres HOA</b>                      |                  |                     |                   |                        |
| GVA- Insurance                                  | 4,265.27         | 14.38               | 51,513.82         | 20.29                  |
| GVA- Lawn care                                  | 8,490.00         | 28.63               | 56,053.00         | 22.08                  |
| GVA- Reimbursement                              | 0.00             | 0.00                | 670.77            | 0.26                   |
| GVA - Plumbing                                  | 338.00           | 1.14                | 7,541.00          | 2.97                   |
| GVA- Lowe's Account                             | 0.00             | 0.00                | 1,270.86          | 0.50                   |
| GVA- Clubhouse Utilities                        | 183.27           | 0.62                | 6,001.23          | 2.36                   |
| GVA- Legal Fees                                 | 108.50           | 0.37                | 1,614.00          | 0.64                   |
| GVA- Property Maintenance                       | 10,770.00        | 36.32               | 18,186.03         | 7.16                   |
| GVA - Roof Expense                              | 12,370.00        | 41.71               | 34,950.00         | 13.77                  |
| GVA - Professional Fees (Payroll / Taxes / Etc) | 0.00             | 0.00                | 650.00            | 0.26                   |
| GVA- Snow Removal                               | 0.00             | 0.00                | 7,400.00          | 2.91                   |
| GVA- Groundskeeper                              | 400.00           | 1.35                | 4,342.00          | 1.71                   |
| GVA- Dump Fee                                   | 453.90           | 1.53                | 3,579.70          | 1.41                   |
| GVA- Sewer                                      | 0.00             | 0.00                | 180.00            | 0.07                   |
| <b>Total Grandview Acres HOA</b>                | <b>37,378.94</b> | <b>126.05</b>       | <b>193,952.41</b> | <b>76.40</b>           |
| <b>Property Management</b>                      |                  |                     |                   |                        |
| Management Fee                                  | 1,800.00         | 6.07                | 16,200.00         | 6.38                   |
| <b>Total Property Management</b>                | <b>1,800.00</b>  | <b>6.07</b>         | <b>16,200.00</b>  | <b>6.38</b>            |
| Tax Related                                     | 0.00             | 0.00                | 0.00              | 0.00                   |
| Bank Fees / Interest                            | 1.60             | 0.01                | 39.80             | 0.02                   |

Income Statement

| Account Name               | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|----------------------------|----------------|---------------------|-------------------|------------------------|
| Total Operating Expense    | 39,180.54      | 132.12              | 210,192.21        | 82.80                  |
| NOI - Net Operating Income | -9,525.89      | -32.12              | 43,676.02         | 17.20                  |
| Other Income & Expense     |                |                     |                   |                        |
| Other Income               |                |                     |                   |                        |
| Special Assessment         | 0.00           | 0.00                | 0.00              | 0.00                   |
| Interest on Bank Accounts  | 6.22           | 0.02                | 47.83             | 0.02                   |
| Total Other Income         | 6.22           | 0.02                | 47.83             | 0.02                   |
| Net Other Income           | 6.22           | 0.02                | 47.83             | 0.02                   |
|                            |                |                     |                   |                        |
| Total Income               | 29,660.87      | 100.02              | 253,916.06        | 100.02                 |
| Total Expense              | 39,180.54      | 132.12              | 210,192.21        | 82.80                  |
| Net Income                 | -9,519.67      | -32.10              | 43,723.85         | 17.22                  |