

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: 10/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	64,055.56
Savings/Reserve Account	115,881.84
Grandview Acres Savings #2	23,982.02
Total Cash	203,919.42
TOTAL ASSETS	203,919.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,131.87
Total Liabilities	14,131.87
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	38,106.10
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	189,787.55
TOTAL LIABILITIES & CAPITAL	203,919.42

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: Oct 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	0.11	879.85	0.31
GVA- Dump Hauls	0.00	0.00	150.00	0.05
Association Dues	31,002.37	99.40	279,659.07	98.11
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,050.00	0.72
Clubhouse / Pool	0.00	0.00	600.00	0.21
Fine & Violation	0.00	0.00	0.00	0.00
Legal Fee / Lien Income	0.00	0.00	145.00	0.05
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	155.00	0.50	1,555.00	0.55
Total Operating Income	31,190.69	100.00	285,058.92	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	3,985.47	12.78	55,499.29	19.47
GVA- Lawncare	4,789.00	15.35	60,842.00	21.34
GVA- Reimbursement	-12.00	-0.04	658.77	0.23
GVA - Plumbing	0.00	0.00	7,541.00	2.65
GVA- Lowe's Account	27.51	0.09	1,298.37	0.46
GVA- Clubhouse Utilities	516.50	1.66	6,517.73	2.29
GVA- Legal Fees	544.00	1.74	2,158.00	0.76
GVA- Property Maintenance	4,477.40	14.35	22,663.43	7.95
GVA - Roof Expense	13,700.00	43.92	48,650.00	17.07
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	650.00	0.23
GVA- Tree Maintenance	6,600.00	21.16	6,600.00	2.32
GVA- Snow Removal	0.00	0.00	7,400.00	2.60
GVA- Groundskeeper	400.00	1.28	4,742.00	1.66
GVA- Dump Fee	-20.00	-0.06	3,559.70	1.25
GVA- Sewer	0.00	0.00	180.00	0.06
Total Grandview Acres HOA	35,007.88	112.24	228,960.29	80.32
Property Management				
Management Fee	1,800.00	5.77	18,000.00	6.31
Total Property Management	1,800.00	5.77	18,000.00	6.31

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	6.40	0.02	46.20	0.02
Total Operating Expense	36,814.28	118.03	247,006.49	86.65
NOI - Net Operating Income	-5,623.59	-18.03	38,052.43	13.35
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.84	0.02	53.67	0.02
Total Other Income	5.84	0.02	53.67	0.02
Net Other Income	5.84	0.02	53.67	0.02
Total Income	31,196.53	100.02	285,112.59	100.02
Total Expense	36,814.28	118.03	247,006.49	86.65
Net Income	-5,617.75	-18.01	38,106.10	13.37