

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: 11/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	73,569.56
Savings/Reserve Account	124,186.90
Grandview Acres Savings #2	23,983.00
Total Cash	221,739.46
TOTAL ASSETS	221,739.46
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,471.87
Total Liabilities	12,471.87
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	57,586.14
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	209,267.59
TOTAL LIABILITIES & CAPITAL	221,739.46

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: Nov 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	108.29	0.35	888.14	0.28
GVA- Dump Hauls	80.00	0.26	230.00	0.07
Association Dues	30,478.01	98.89	310,137.08	98.23
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,050.00	0.65
Clubhouse / Pool	0.00	0.00	550.00	0.17
Fine & Violation	50.00	0.16	50.00	0.02
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	105.00	0.34	1,660.00	0.53
Total Operating Income	30,821.30	100.00	315,730.22	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	279.80	0.91	55,779.09	17.67
GVA- Lawncare	5,532.00	17.95	66,374.00	21.02
GVA- Reimbursement	88.16	0.29	746.93	0.24
GVA - Plumbing	627.00	2.03	8,168.00	2.59
GVA- Lowe's Account	0.00	0.00	1,298.37	0.41
GVA- Clubhouse Utilities	527.38	1.71	7,045.11	2.23
GVA- Legal Fees	0.00	0.00	2,158.00	0.68
GVA- Property Maintenance	2,031.26	6.59	24,694.69	7.82
GVA - Roof Expense	0.00	0.00	48,650.00	15.41
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	650.00	0.21
GVA- Tree Maintenance	0.00	0.00	6,600.00	2.09
GVA- Snow Removal	0.00	0.00	7,400.00	2.34
GVA- Groundskeeper	200.00	0.65	4,942.00	1.57
GVA- Dump Fee	95.50	0.31	3,655.20	1.16
GVA- Sewer	0.00	0.00	180.00	0.06
Total Grandview Acres HOA	9,381.10	30.44	238,341.39	75.49
Property Management				
Management Fee	1,800.00	5.84	19,800.00	6.27
Total Property Management	1,800.00	5.84	19,800.00	6.27

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	16.20	0.05	62.40	0.02
Total Operating Expense	11,197.30	36.33	258,203.79	81.78
 NOI - Net Operating Income	 19,624.00	 63.67	 57,526.43	 18.22
 Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	6.04	0.02	59.71	0.02
Total Other Income	6.04	0.02	59.71	0.02
 Net Other Income	 6.04	 0.02	 59.71	 0.02
 Total Income	 30,827.34	 100.02	 315,789.93	 100.02
Total Expense	11,197.30	36.33	258,203.79	81.78
 Net Income	 19,630.04	 63.69	 57,586.14	 18.24