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: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	129,693.65
Savings/Reserve Account	190,157.87
Money Market / Capital Reserve	50,475.17
Grandview Acres Savings #2	5.49
Total Cash	**370,332.18**
TOTAL ASSETS	**370,332.18**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,864.23
Total Liabilities	**15,864.23**
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	70,300.17
Calculated Prior Years Retained Earnings	226,030.47
Total Capital	**354,467.95**
TOTAL LIABILITIES & CAPITAL	**370,332.18**

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: Apr 2026

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	396.66	1.26	1,293.32	1.01
GVA- Dump Hauls	0.00	0.00	0.00	0.00
Association Dues	30,410.31	96.57	123,918.02	96.89
HOA Reinvestment Fee / Transfer Fee	500.00	1.59	1,500.00	1.17
Clubhouse / Pool	0.00	0.00	250.00	0.20
Fine & Violation	25.00	0.08	235.00	0.18
Late Fee	159.00	0.50	599.00	0.47
Miscellaneous Income	0.00	0.00	100.00	0.08
Total Operating Income	**31,490.97**	**100.00**	**127,895.34**	**100.00**
Expense				
Grandview Acres HOA				
GVA- Insurance	22,782.29	72.35	29,129.29	22.78
GVA- Lawncare	7,020.00	22.29	12,422.00	9.71
GVA- Reimbursement	370.39	1.18	718.39	0.56
GVA - Plumbing	468.00	1.49	2,693.00	2.11
GVA- Clubhouse Utilities	213.03	0.68	1,500.72	1.17
GVA- Legal Fees	0.00	0.00	0.00	0.00
GVA- Property Maintenance	307.45	0.98	3,554.12	2.78
GVA - Roof Expense	0.00	0.00	0.00	0.00
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	550.00	0.43
GVA- Snow Removal	0.00	0.00	0.00	0.00
GVA- Dump Fee	129.50	0.41	119.40	0.09
Total Grandview Acres HOA	**31,290.66**	**99.36**	**50,686.92**	**39.63**
Property Management				
Management Fee	1,800.00	5.72	7,200.00	5.63
Total Property Management	**1,800.00**	**5.72**	**7,200.00**	**5.63**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	**33,090.66**	**105.08**	**57,886.92**	**45.26**
NOI - Net Operating Income	**-1,599.69**	**-5.08**	**70,008.42**	**54.74**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	89.36	0.28	291.75	0.23
Total Other Income	**89.36**	**0.28**	**291.75**	**0.23**
Net Other Income	**89.36**	**0.28**	**291.75**	**0.23**
Total Income	31,580.33	100.28	128,187.09	100.23
Total Expense	33,090.66	105.08	57,886.92	45.26
Net Income	**-1,510.33**	**-4.80**	**70,300.17**	**54.97**