

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: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	91,957.48
Savings/Reserve Account	152,298.70
Money Market / Capital Reserve	50,812.80
Grandview Acres Savings #2	5.49
Total Cash	295,074.47
TOTAL ASSETS	295,074.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,815.98
Total Liabilities	14,815.98
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	-3,909.29
Calculated Prior Years Retained Earnings	226,030.47
Total Capital	280,258.49
TOTAL LIABILITIES & CAPITAL	295,074.47

Income Statement

Welch Randall LLC

Properties: Grandview Acres HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84403

As of: Aug 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	348.33	1.06	2,531.64	0.99
GVA- Dump Hauls	75.00	0.23	85.00	0.03
Association Dues	31,739.00	96.88	248,567.59	97.37
HOA Reinvestment Fee / Transfer Fee	325.00	0.99	2,075.00	0.81
Clubhouse / Pool	150.00	0.46	450.00	0.18
Fine & Violation	100.00	0.31	610.00	0.24
NSF Fees Collected	20.00	0.06	20.00	0.01
Reimbursement	-25.00	-0.08	-25.00	-0.01
Late Fee	30.00	0.09	880.00	0.34
Miscellaneous Income	0.00	0.00	100.00	0.04
Total Operating Income	32,762.33	100.00	255,294.23	100.00
Expense				
Grandview Acres HOA				
GVA- Common Area Electricity	0.00	0.00	0.00	0.00
GVA- Insurance	4,100.42	12.52	45,492.39	17.82
GVA- Lawn care	7,425.00	22.66	55,027.00	21.55
GVA- Reimbursement	0.00	0.00	1,340.05	0.52
GVA - Plumbing	356.00	1.09	6,897.83	2.70
GVA- Clubhouse Utilities	396.30	1.21	3,076.37	1.21
GVA- Legal Fees	402.50	1.23	1,577.50	0.62
GVA- Property Maintenance	3,713.01	11.33	32,096.59	12.57
GVA - Roof Expense	29,150.00	88.97	76,690.00	30.04
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	550.00	0.22
GVA- Tree Maintenance	900.00	2.75	21,700.00	8.50
GVA- Snow Removal	0.00	0.00	0.00	0.00
GVA- Dump Fee	-25.00	-0.08	62.40	0.02
GVA- Siding/Painting	0.00	0.00	953.60	0.37
Total Grandview Acres HOA	46,418.23	141.68	245,463.73	96.15
Property Management				
Management Fee	1,800.00	5.49	14,400.00	5.64
Total Property Management	1,800.00	5.49	14,400.00	5.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	48,218.23	147.18	259,863.73	101.79
NOI - Net Operating Income	-15,455.90	-47.18	-4,569.50	-1.79
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	92.60	0.28	660.21	0.26
Total Other Income	92.60	0.28	660.21	0.26
Net Other Income	92.60	0.28	660.21	0.26
Total Income	32,854.93	100.28	255,954.44	100.26
Total Expense	48,218.23	147.18	259,863.73	101.79
Net Income	-15,363.30	-46.89	-3,909.29	-1.53