

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: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	89,061.57
Savings/Reserve Account	171,741.41
Money Market / Capital Reserve	50,727.49
Grandview Acres Savings #2	5.49
Total Cash	311,535.96
TOTAL ASSETS	311,535.96
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,914.17
Total Liabilities	15,914.17
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	11,454.01
Calculated Prior Years Retained Earnings	226,030.47
Total Capital	295,621.79
TOTAL LIABILITIES & CAPITAL	311,535.96

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: Jul 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	336.66	1.05	2,183.31	0.98
GVA- Dump Hauls	10.00	0.03	10.00	0.00
Association Dues	30,753.31	96.03	216,183.59	97.15
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,750.00	0.79
Clubhouse / Pool	50.00	0.16	300.00	0.13
Fine & Violation	775.00	2.42	1,135.00	0.51
Late Fee	100.00	0.31	870.00	0.39
Miscellaneous Income	0.00	0.00	100.00	0.04
Total Operating Income	32,024.97	100.00	222,531.90	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	4,087.56	12.76	41,391.97	18.60
GVA- Lawncare	11,570.00	36.13	47,602.00	21.39
GVA- Reimbursement	0.00	0.00	1,340.05	0.60
GVA - Plumbing	1,554.00	4.85	6,541.83	2.94
GVA- Clubhouse Utilities	391.11	1.22	2,680.07	1.20
GVA- Legal Fees	0.00	0.00	1,175.00	0.53
GVA- Property Maintenance	1,285.00	4.01	28,383.58	12.75
GVA - Roof Expense	30,140.00	94.11	47,540.00	21.36
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	550.00	0.25
GVA- Tree Maintenance	0.00	0.00	20,800.00	9.35
GVA- Snow Removal	0.00	0.00	0.00	0.00
GVA- Dump Fee	-25.00	-0.08	87.40	0.04
GVA- Siding/Painting	0.00	0.00	953.60	0.43
Total Grandview Acres HOA	49,002.67	153.01	199,045.50	89.45
Property Management				
Management Fee	1,800.00	5.62	12,600.00	5.66
Total Property Management	1,800.00	5.62	12,600.00	5.66
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	50,802.67	158.63	211,645.50	95.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-18,777.70	-58.63	10,886.40	4.89
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	92.88	0.29	567.61	0.26
Total Other Income	92.88	0.29	567.61	0.26
Net Other Income	92.88	0.29	567.61	0.26
Total Income	32,117.85	100.29	223,099.51	100.26
Total Expense	50,802.67	158.63	211,645.50	95.11
Net Income	-18,684.82	-58.34	11,454.01	5.15