

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: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	83,895.66
Savings/Reserve Account	192,173.69
Money Market / Capital Reserve	50,642.33
Grandview Acres Savings #2	5.49
Total Cash	326,717.17
TOTAL ASSETS	326,717.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,410.56
Total Liabilities	12,410.56
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	30,138.83
Calculated Prior Years Retained Earnings	226,030.47
Total Capital	314,306.61
TOTAL LIABILITIES & CAPITAL	326,717.17

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: Jun 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	220.00	0.68	1,846.65	0.97
GVA- Dump Hauls	0.00	0.00	0.00	0.00
Association Dues	31,549.10	97.89	185,430.28	97.34
HOA Reinvestment Fee / Transfer Fee	250.00	0.78	1,750.00	0.92
Clubhouse / Pool	0.00	0.00	250.00	0.13
Fine & Violation	100.00	0.31	360.00	0.19
Late Fee	110.00	0.34	770.00	0.40
Miscellaneous Income	0.00	0.00	100.00	0.05
Total Operating Income	32,229.10	100.00	190,506.93	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	4,087.56	12.68	37,304.41	19.58
GVA- Lawncare	11,870.00	36.83	36,032.00	18.91
GVA- Reimbursement	621.66	1.93	1,340.05	0.70
GVA - Plumbing	552.81	1.72	4,987.83	2.62
GVA- Clubhouse Utilities	387.13	1.20	2,288.96	1.20
GVA- Legal Fees	175.00	0.54	1,175.00	0.62
GVA- Property Maintenance	17,453.93	54.16	27,098.58	14.22
GVA - Roof Expense	17,400.00	53.99	17,400.00	9.13
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	550.00	0.29
GVA- Tree Maintenance	20,800.00	64.54	20,800.00	10.92
GVA- Snow Removal	0.00	0.00	0.00	0.00
GVA- Dump Fee	0.00	0.00	112.40	0.06
GVA- Siding/Painting	953.60	2.96	953.60	0.50
Total Grandview Acres HOA	74,301.69	230.54	150,042.83	78.76
Property Management				
Management Fee	1,800.00	5.59	10,800.00	5.67
Total Property Management	1,800.00	5.59	10,800.00	5.67
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	76,101.69	236.13	160,842.83	84.43

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-43,872.59	-136.13	29,664.10	15.57
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	89.97	0.28	474.73	0.25
Total Other Income	89.97	0.28	474.73	0.25
Net Other Income	89.97	0.28	474.73	0.25
Total Income	32,319.07	100.28	190,981.66	100.25
Total Expense	76,101.69	236.13	160,842.83	84.43
Net Income	-43,782.62	-135.85	30,138.83	15.82