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: 05/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	120,326.94
Savings/Reserve Account	199,866.00
Money Market / Capital Reserve	50,560.05
Grandview Acres Savings #2	5.49
Total Cash	**370,758.48**
TOTAL ASSETS	**370,758.48**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,669.25
Total Liabilities	**12,669.25**
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	73,921.45
Calculated Prior Years Retained Earnings	226,030.47
Total Capital	**358,089.23**
TOTAL LIABILITIES & CAPITAL	**370,758.48**

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: May 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	333.33	1.10	1,626.65	1.03
GVA- Dump Hauls	0.00	0.00	0.00	0.00
Association Dues	29,913.16	98.46	153,831.18	97.19
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	0.95
Clubhouse / Pool	0.00	0.00	250.00	0.16
Fine & Violation	75.00	0.25	310.00	0.20
Late Fee	61.00	0.20	660.00	0.42
Miscellaneous Income	0.00	0.00	100.00	0.06
Total Operating Income	**30,382.49**	**100.00**	**158,277.83**	**100.00**
Expense				
Grandview Acres HOA				
GVA- Insurance	4,087.56	13.45	33,216.85	20.99
GVA- Lawncare	11,740.00	38.64	24,162.00	15.27
GVA- Reimbursement	0.00	0.00	718.39	0.45
GVA - Plumbing	1,742.02	5.73	4,435.02	2.80
GVA- Clubhouse Utilities	401.11	1.32	1,901.83	1.20
GVA- Legal Fees	1,000.00	3.29	1,000.00	0.63
GVA- Property Maintenance	6,090.53	20.05	9,644.65	6.09
GVA - Roof Expense	0.00	0.00	0.00	0.00
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	550.00	0.35
GVA- Snow Removal	0.00	0.00	0.00	0.00
GVA- Dump Fee	-7.00	-0.02	112.40	0.07
Total Grandview Acres HOA	**25,054.22**	**82.46**	**75,741.14**	**47.85**
Property Management				
Management Fee	1,800.00	5.92	9,000.00	5.69
Total Property Management	**1,800.00**	**5.92**	**9,000.00**	**5.69**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	**26,854.22**	**88.39**	**84,741.14**	**53.54**
NOI - Net Operating Income	**3,528.27**	**11.61**	**73,536.69**	**46.46**

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	93.01	0.31	384.76	0.24
Total Other Income	**93.01**	**0.31**	**384.76**	**0.24**
Net Other Income	**93.01**	**0.31**	**384.76**	**0.24**
Total Income	30,475.50	100.31	158,662.59	100.24
Total Expense	26,854.22	88.39	84,741.14	53.54
Net Income	**3,621.28**	**11.92**	**73,921.45**	**46.70**