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: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	117,949.22
Savings/Reserve Account	150,303.69
Grandview Acres Savings #2	23,985.96
Total Cash	**292,238.87**
TOTAL ASSETS	**292,238.87**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,861.56
Total Liabilities	**13,861.56**
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	48,023.90
Calculated Prior Years Retained Earnings	172,216.10
Total Capital	**278,377.31**
TOTAL LIABILITIES & CAPITAL	**292,238.87**

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: Feb 2025

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	326.65	0.99	434.94	0.68
GVA- Dump Hauls	10.00	0.03	20.00	0.03
Association Dues	32,129.23	97.52	62,581.99	98.17
HOA Reinvestment Fee / Transfer Fee	200.00	0.61	200.00	0.31
Clubhouse / Pool	50.00	0.15	200.00	0.31
Fine & Violation	50.00	0.15	50.00	0.08
Late Fee	180.00	0.55	260.00	0.41
Total Operating Income	**32,945.88**	**100.00**	**63,746.93**	**100.00**
Expense				
Grandview Acres HOA				
GVA- Insurance	549.60	1.67	549.60	0.86
GVA- Lawncare	0.00	0.00	81.00	0.13
GVA- Reimbursement	-12.00	-0.04	6.00	0.01
GVA - Plumbing	2,689.00	8.16	4,273.00	6.70
GVA- Clubhouse Utilities	235.47	0.71	469.39	0.74
GVA- Legal Fees	503.75	1.53	503.75	0.79
GVA- Property Maintenance	221.75	0.67	631.83	0.99
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	750.00	1.18
GVA- Snow Removal	3,450.00	10.47	4,850.00	7.61
GVA- Dump Fee	-20.00	-0.06	18.50	0.03
Total Grandview Acres HOA	**7,617.57**	**23.12**	**12,133.07**	**19.03**
Property Management				
Management Fee	1,800.00	5.46	3,600.00	5.65
Total Property Management	**1,800.00**	**5.46**	**3,600.00**	**5.65**
Bank Fees / Interest	0.00	0.00	3.20	0.01
Total Operating Expense	**9,417.57**	**28.58**	**15,736.27**	**24.69**
NOI - Net Operating Income	**23,528.31**	**71.42**	**48,010.66**	**75.31**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	6.58	0.02	13.24	0.02
Total Other Income	**6.58**	**0.02**	**13.24**	**0.02**
Net Other Income	**6.58**	**0.02**	**13.24**	**0.02**
Total Income	32,952.46	100.02	63,760.17	100.02
Total Expense	9,417.57	28.58	15,736.27	24.69
Net Income	**23,534.89**	**71.44**	**48,023.90**	**75.34**