

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: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	103,984.91
Savings/Reserve Account	141,398.03
Grandview Acres Savings #2	23,985.04
Total Cash	269,367.98
TOTAL ASSETS	269,367.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,525.56
Total Liabilities	14,525.56
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	24,489.01
Calculated Prior Years Retained Earnings	172,216.10
Total Capital	254,842.42
TOTAL LIABILITIES & CAPITAL	269,367.98

Income Statement

Welch Randall

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

As of: Jan 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	108.29	0.35	108.29	0.35
GVA- Dump Hauls	10.00	0.03	10.00	0.03
Association Dues	30,452.76	98.87	30,452.76	98.87
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	150.00	0.49	150.00	0.49
Late Fee	80.00	0.26	80.00	0.26
Total Operating Income	30,801.05	100.00	30,801.05	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	0.00	0.00	0.00	0.00
GVA- Lawncare	81.00	0.26	81.00	0.26
GVA- Reimbursement	18.00	0.06	18.00	0.06
GVA - Plumbing	1,584.00	5.14	1,584.00	5.14
GVA- Clubhouse Utilities	233.92	0.76	233.92	0.76
GVA- Property Maintenance	410.08	1.33	410.08	1.33
GVA - Professional Fees (Payroll / Taxes / Etc)	750.00	2.43	750.00	2.43
GVA- Snow Removal	1,400.00	4.55	1,400.00	4.55
GVA- Dump Fee	38.50	0.12	38.50	0.12
Total Grandview Acres HOA	4,515.50	14.66	4,515.50	14.66
Property Management				
Management Fee	1,800.00	5.84	1,800.00	5.84
Total Property Management	1,800.00	5.84	1,800.00	5.84
Bank Fees / Interest	3.20	0.01	3.20	0.01
Total Operating Expense	6,318.70	20.51	6,318.70	20.51
NOI - Net Operating Income	24,482.35	79.49	24,482.35	79.49
Other Income & Expense				
Other Income				
Interest on Bank Accounts	6.66	0.02	6.66	0.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	6.66	0.02	6.66	0.02
Net Other Income	6.66	0.02	6.66	0.02
Total Income	30,807.71	100.02	30,807.71	100.02
Total Expense	6,318.70	20.51	6,318.70	20.51
Net Income	24,489.01	79.51	24,489.01	79.51