

## 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: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	61,862.43
Savings/Reserve Account	103,362.67
Grandview Acres Savings #2	23,975.98
<b>Total Cash</b>	<b>189,201.08</b>
<b>TOTAL ASSETS</b>	<b>189,201.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	13,092.85
<b>Total Liabilities</b>	<b>13,092.85</b>
<b>Capital</b>	
Retained Earnings	58,137.31
Calculated Retained Earnings	24,426.78
Calculated Prior Years Retained Earnings	93,544.14
<b>Total Capital</b>	<b>176,108.23</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>189,201.08</b>

# 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: Apr 2024

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
GVA- RV Parking	33.32	0.13	154.94	0.15
GVA- Dump Hauls	10.00	0.04	100.00	0.09
Association Dues	24,808.00	98.17	102,702.73	97.37
HOA Reinvestment Fee / Transfer Fee	250.00	0.99	1,650.00	1.56
Clubhouse / Pool	150.00	0.59	350.00	0.33
Fine & Violation	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	20.00	0.08	520.00	0.49
<b>Total Operating Income</b>	<b>25,271.32</b>	<b>100.00</b>	<b>105,477.67</b>	<b>100.00</b>
<b>Expense</b>				
<b>Grandview Acres HOA</b>				
GVA- Insurance	5,310.08	21.01	31,035.85	29.42
GVA- Lawncare	5,840.00	23.11	11,653.00	11.05
GVA- Reimbursement	0.00	0.00	179.00	0.17
GVA - Plumbing	990.00	3.92	4,540.00	4.30
GVA- Lowe's Account	0.00	0.00	0.00	0.00
GVA- Clubhouse Utilities	680.76	2.69	2,786.80	2.64
GVA- Legal Fees	0.00	0.00	1,492.00	1.41
GVA- Property Maintenance	0.00	0.00	1,952.00	1.85
GVA - Roof Expense	11,340.00	44.87	11,340.00	10.75
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	150.00	0.14
GVA- Snow Removal	0.00	0.00	7,400.00	7.02
GVA- Groundskeeper	545.00	2.16	1,191.00	1.13
GVA- Dump Fee	91.50	0.36	142.50	0.14
<b>Total Grandview Acres HOA</b>	<b>24,797.34</b>	<b>98.12</b>	<b>73,862.15</b>	<b>70.03</b>
<b>Property Management</b>				
Management Fee	1,800.00	7.12	7,200.00	6.83
<b>Total Property Management</b>	<b>1,800.00</b>	<b>7.12</b>	<b>7,200.00</b>	<b>6.83</b>
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	4.00	0.02	7.20	0.01
<b>Total Operating Expense</b>	<b>26,601.34</b>	<b>105.26</b>	<b>81,069.35</b>	<b>76.86</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-1,330.02	-5.26	24,408.32	23.14
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.07	0.02	18.46	0.02
<b>Total Other Income</b>	<b>5.07</b>	<b>0.02</b>	<b>18.46</b>	<b>0.02</b>
<b>Net Other Income</b>	<b>5.07</b>	<b>0.02</b>	<b>18.46</b>	<b>0.02</b>
Total Income	25,276.39	100.02	105,496.13	100.02
Total Expense	26,601.34	105.26	81,069.35	76.86
<b>Net Income</b>	<b>-1,324.95</b>	<b>-5.24</b>	<b>24,426.78</b>	<b>23.16</b>