

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: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	62,759.80
Savings/Reserve Account	111,667.16
Grandview Acres Savings #2	23,977.00
Total Cash	198,403.96
TOTAL ASSETS	198,403.96
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,758.52
Total Liabilities	14,758.52
Capital	
Retained Earnings	58,137.31
Calculated Retained Earnings	31,963.99
Calculated Prior Years Retained Earnings	93,544.14
Total Capital	183,645.44
TOTAL LIABILITIES & CAPITAL	198,403.96

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: May 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
Operating Income & Expense				
Income				
GVA- RV Parking	158.31	0.60	313.25	0.24
GVA- Dump Hauls	20.00	0.08	120.00	0.09
Association Dues	26,139.50	98.28	128,842.23	97.55
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,650.00	1.25
Clubhouse / Pool	100.00	0.38	450.00	0.34
Fine & Violation	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	180.00	0.68	700.00	0.53
Total Operating Income	26,597.81	100.00	132,075.48	100.00
Expense				
Grandview Acres HOA				
GVA- Insurance	3,982.48	14.97	35,018.33	26.51
GVA- Lawncare	10,000.00	37.60	21,653.00	16.39
GVA- Reimbursement	60.00	0.23	239.00	0.18
GVA - Plumbing	419.00	1.58	4,959.00	3.75
GVA- Lowe's Account	0.00	0.00	0.00	0.00
GVA- Clubhouse Utilities	655.18	2.46	3,441.98	2.61
GVA- Legal Fees	868.50	3.27	2,360.50	1.79
GVA- Property Maintenance	343.75	1.29	2,295.75	1.74
GVA - Roof Expense	0.00	0.00	11,340.00	8.59
GVA - Professional Fees (Payroll / Taxes / Etc)	0.00	0.00	150.00	0.11
GVA- Snow Removal	0.00	0.00	7,400.00	5.60
GVA- Groundskeeper	710.00	2.67	1,901.00	1.44
GVA- Dump Fee	40.00	0.15	182.50	0.14
GVA- Sewer	180.00	0.68	180.00	0.14
Total Grandview Acres HOA	17,258.91	64.89	91,121.06	68.99
Property Management				
Management Fee	1,800.00	6.77	9,000.00	6.81
Total Property Management	1,800.00	6.77	9,000.00	6.81
Tax Related	0.00	0.00	0.00	0.00
Bank Fees / Interest	7.20	0.03	14.40	0.01
Total Operating Expense	19,066.11	71.68	100,135.46	75.82

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	7,531.70	28.32	31,940.02	24.18
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	5.51	0.02	23.97	0.02
Total Other Income	<u>5.51</u>	<u>0.02</u>	<u>23.97</u>	<u>0.02</u>
Net Other Income	<u>5.51</u>	<u>0.02</u>	<u>23.97</u>	<u>0.02</u>
Total Income	26,603.32	100.02	132,099.45	100.02
Total Expense	19,066.11	71.68	100,135.46	75.82
Net Income	<u><u>7,537.21</u></u>	<u><u>28.34</u></u>	<u><u>31,963.99</u></u>	<u><u>24.20</u></u>