

# Balance Sheet

Properties: Country Hills Square - 1091 Country Hills Dr. Ogden, UT 84403

As of: 07/31/2023

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	87,984.90
Savings/Reserve Account	41,886.37
<b>Total Cash</b>	<b>129,871.27</b>
<b>TOTAL ASSETS</b>	<b>129,871.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,004.54
<b>Total Liabilities</b>	<b>4,004.54</b>
<b>Capital</b>	
Retained Earnings	10,823.58
Calculated Retained Earnings	-58,622.35
Calculated Prior Years Retained Earnings	173,665.50
<b>Total Capital</b>	<b>125,866.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>129,871.27</b>

# Income Statement

Welch Randall

Properties: Country Hills Square - 1091 Country Hills Dr. Ogden, UT 84403

As of: Jul 2023

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>				
Association Dues	5,975.00	99.58	48,050.00	99.95
Clubhouse / Pool	25.00	0.42	25.00	0.05
<b>Total Operating Income</b>	<b>6,000.00</b>	<b>100.00</b>	<b>48,075.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	7.50	3,150.00	6.55
<b>Total Property Management</b>	<b>450.00</b>	<b>7.50</b>	<b>3,150.00</b>	<b>6.55</b>
<b>Country Hills Square HOA</b>				
CHS: Utilities	1,764.70	29.41	11,454.79	23.83
CHS: Building Maintenance	838.20	13.97	8,950.40	18.62
CHS: Building Insurance	668.58	11.14	4,573.17	9.51
CHS: Grounds Maintenance	715.00	11.92	9,469.42	19.70
CHS: Legal	1,500.00	25.00	3,573.00	7.43
CHS: Accounting	0.00	0.00	140.00	0.29
CHS: Office Materials	0.00	0.00	-2.50	-0.01
CHS- Capital Improvements	0.00	0.00	0.00	0.00
<b>Total Country Hills Square HOA</b>	<b>5,486.48</b>	<b>91.44</b>	<b>38,158.28</b>	<b>79.37</b>
<b>Total Operating Expense</b>	<b>5,936.48</b>	<b>98.94</b>	<b>41,308.28</b>	<b>85.92</b>
<b>NOI - Net Operating Income</b>	<b>63.52</b>	<b>1.06</b>	<b>6,766.72</b>	<b>14.08</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	1,096.10	2.28
Special Assessment	16,125.46	268.76	57,200.00	118.98
Interest on Bank Accounts	11.85	0.20	75.39	0.16
<b>Total Other Income</b>	<b>16,137.31</b>	<b>268.96</b>	<b>58,371.49</b>	<b>121.42</b>
<b>Other Expense</b>				
CHS- Insurance Claim	82,250.96	1,370.85	123,760.56	257.43
<b>Total Other Expense</b>	<b>82,250.96</b>	<b>1,370.85</b>	<b>123,760.56</b>	<b>257.43</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	-66,113.65	-1,101.89	-65,389.07	-136.01
Total Income	22,137.31	368.96	106,446.49	221.42
Total Expense	88,187.44	1,469.79	165,068.84	343.36
Net Income	<u>-66,050.13</u>	<u>-1,100.84</u>	<u>-58,622.35</u>	<u>-121.94</u>