

## Balance Sheet

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

As of: 08/31/2023

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	74,118.15
Savings/Reserve Account	41,894.40
<b>Total Cash</b>	<b>116,012.55</b>
<b>TOTAL ASSETS</b>	<b>116,012.55</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,598.07
<b>Total Liabilities</b>	<b>3,598.07</b>
<b>Capital</b>	
Retained Earnings	10,823.58
Calculated Retained Earnings	-72,074.60
Calculated Prior Years Retained Earnings	173,665.50
<b>Total Capital</b>	<b>112,414.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>116,012.55</b>

# Income Statement

Welch Randall

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

As of: Aug 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	7,250.00	100.00	55,300.00	99.95
Clubhouse / Pool	0.00	0.00	25.00	0.05
<b>Total Operating Income</b>	<b>7,250.00</b>	<b>100.00</b>	<b>55,325.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	6.21	3,600.00	6.51
<b>Total Property Management</b>	<b>450.00</b>	<b>6.21</b>	<b>3,600.00</b>	<b>6.51</b>
<b>Country Hills Square HOA</b>				
CHS: Utilities	1,607.59	22.17	13,062.38	23.61
CHS: Building Maintenance	18,243.67	251.64	27,194.07	49.15
CHS: Building Insurance	668.58	9.22	5,241.75	9.47
CHS: Grounds Maintenance	1,475.00	20.34	10,944.42	19.78
CHS: Legal	1,050.00	14.48	4,623.00	8.36
CHS: Accounting	0.00	0.00	140.00	0.25
CHS: Office Materials	19.32	0.27	16.82	0.03
CHS- Capital Improvements	0.00	0.00	0.00	0.00
<b>Total Country Hills Square HOA</b>	<b>23,064.16</b>	<b>318.13</b>	<b>61,222.44</b>	<b>110.66</b>
<b>Total Operating Expense</b>	<b>23,514.16</b>	<b>324.33</b>	<b>64,822.44</b>	<b>117.17</b>
<b>NOI - Net Operating Income</b>	<b>-16,264.16</b>	<b>-224.33</b>	<b>-9,497.44</b>	<b>-17.17</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	1,096.10	1.98
Special Assessment	2,800.00	38.62	60,000.00	108.45
Interest on Bank Accounts	11.91	0.16	87.30	0.16
<b>Total Other Income</b>	<b>2,811.91</b>	<b>38.78</b>	<b>61,183.40</b>	<b>110.59</b>
<b>Other Expense</b>				
CHS- Insurance Claim	0.00	0.00	123,760.56	223.70
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>123,760.56</b>	<b>223.70</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	2,811.91	38.78	-62,577.16	-113.11
Total Income	10,061.91	138.78	116,508.40	210.59
Total Expense	23,514.16	324.33	188,583.00	340.86
Net Income	<u>-13,452.25</u>	<u>-185.55</u>	<u>-72,074.60</u>	<u>-130.27</u>