

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,695.60
Savings/Reserve Account	41,900.83
Total Cash	51,596.43
TOTAL ASSETS	51,596.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,548.07
Total Liabilities	3,548.07
Capital	
Retained Earnings	10,823.58
Calculated Retained Earnings	-136,440.72
Calculated Prior Years Retained Earnings	173,665.50
Total Capital	48,048.36
TOTAL LIABILITIES & CAPITAL	51,596.43

Income Statement

Welch Randall

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

As of: Sep 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
Operating Income & Expense				
Income				
Association Dues	7,500.00	100.00	62,800.00	99.96
Clubhouse / Pool	0.00	0.00	25.00	0.04
Total Operating Income	7,500.00	100.00	62,825.00	100.00
Expense				
Property Management				
Management Fee	450.00	6.00	4,050.00	6.45
Total Property Management	450.00	6.00	4,050.00	6.45
Country Hills Square HOA				
CHS: Utilities	1,418.67	18.92	14,481.05	23.05
CHS: Building Maintenance	8,702.22	116.03	35,896.29	57.14
CHS: Building Insurance	668.58	8.91	5,910.33	9.41
CHS: Grounds Maintenance	0.00	0.00	10,944.42	17.42
CHS: Legal	0.00	0.00	4,623.00	7.36
CHS: Accounting	0.00	0.00	140.00	0.22
CHS: Office Materials	0.00	0.00	16.82	0.03
CHS- Capital Improvements	52,556.60	700.75	52,556.60	83.66
Total Country Hills Square HOA	63,346.07	844.61	124,568.51	198.28
Total Operating Expense	63,796.07	850.61	128,618.51	204.73
NOI - Net Operating Income	-56,296.07	-750.61	-65,793.51	-104.73
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,096.10	1.74
Special Assessment	0.00	0.00	60,000.00	95.50
Interest on Bank Accounts	8.16	0.11	95.46	0.15
Total Other Income	8.16	0.11	61,191.56	97.40
Other Expense				
CHS- Insurance Claim	8,078.21	107.71	131,838.77	209.85
Total Other Expense	8,078.21	107.71	131,838.77	209.85

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	-8,070.05	-107.60	-70,647.21	-112.45
Total Income	7,508.16	100.11	124,016.56	197.40
Total Expense	71,874.28	958.32	260,457.28	414.58
Net Income	<u>-64,366.12</u>	<u>-858.21</u>	<u>-136,440.72</u>	<u>-217.18</u>