

## Balance Sheet

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

As of: 11/30/2023

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	10,172.18
Savings/Reserve Account	41,915.30
<b>Total Cash</b>	<b>52,087.48</b>
<b>TOTAL ASSETS</b>	<b>52,087.48</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,978.66
<b>Total Liabilities</b>	<b>3,978.66</b>
<b>Capital</b>	
Retained Earnings	10,823.58
Calculated Retained Earnings	-136,380.26
Calculated Prior Years Retained Earnings	173,665.50
<b>Total Capital</b>	<b>48,108.82</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>52,087.48</b>

## Income Statement

Welch Randall

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

As of: Nov 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	7,500.00	99.73	77,800.00	99.97
NSF Fees Collected	20.00	0.27	20.00	0.03
<b>Total Operating Income</b>	<b>7,520.00</b>	<b>100.00</b>	<b>77,820.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	5.98	4,950.00	6.36
<b>Total Property Management</b>	<b>450.00</b>	<b>5.98</b>	<b>4,950.00</b>	<b>6.36</b>
<b>Country Hills Square HOA</b>				
CHS: Utilities	2,128.56	28.31	18,107.65	23.27
CHS: Building Maintenance	7,739.56	102.92	44,352.21	56.99
CHS: Building Insurance	668.59	8.89	7,262.51	9.33
CHS: Grounds Maintenance	390.01	5.19	11,584.43	14.89
CHS: Legal	0.00	0.00	4,623.00	5.94
CHS: Accounting	0.00	0.00	140.00	0.18
CHS: Office Materials	0.00	0.00	-8.18	-0.01
CHS- Capital Improvements	0.00	0.00	52,556.60	67.54
<b>Total Country Hills Square HOA</b>	<b>10,926.72</b>	<b>145.30</b>	<b>138,618.22</b>	<b>178.13</b>
<b>Total Operating Expense</b>	<b>11,376.72</b>	<b>151.29</b>	<b>143,568.22</b>	<b>184.49</b>
<b>NOI - Net Operating Income</b>	<b>-3,856.72</b>	<b>-51.29</b>	<b>-65,748.22</b>	<b>-84.49</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	1,096.10	1.41
Special Assessment	0.00	0.00	60,000.00	77.10
Interest on Bank Accounts	6.78	0.09	110.63	0.14
CHS: Insurance Income	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>6.78</b>	<b>0.09</b>	<b>61,206.73</b>	<b>78.65</b>
<b>Other Expense</b>				
CHS- Insurance Claim	0.00	0.00	131,838.77	169.42
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>131,838.77</b>	<b>169.42</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	6.78	0.09	-70,632.04	-90.76
Total Income	7,526.78	100.09	139,026.73	178.65
Total Expense	11,376.72	151.29	275,406.99	353.90
Net Income	<u>-3,849.94</u>	<u>-51.20</u>	<u>-136,380.26</u>	<u>-175.25</u>