

## Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
CHM EFCU 11 Month CD - Matures 07.02.24	39,874.07
Checking - Cash in Bank	18,502.60
Savings/Reserve Account	70,247.20
Escrow Cash	2.18
CHM GWCU Contingency Acct	29,088.46
CHM EFCU Savings	25.01
CHM EFCU 36 Month CD - Matures 08.07.25	10,460.97
CHM EFCU 48 Month CD - Matures 08.07.25	14,888.42
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,889.39
CHM GWCU 36 Month CD - Matures 01.25.26	23,944.27
<b>Total Cash</b>	<b>215,922.66</b>
<b>TOTAL ASSETS</b>	<b>215,922.66</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	14,248.95
<b>Total Liabilities</b>	<b>14,248.95</b>
<b>Capital</b>	
Retained Earnings	197,942.90
Calculated Retained Earnings	-12,302.19
Calculated Prior Years Retained Earnings	16,033.00
<b>Total Capital</b>	<b>201,673.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>215,922.66</b>

# Income Statement

Welch Randall

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403

As of: Mar 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	35,883.02	99.38	107,265.00	99.36
HOA Income	0.00	0.00	268.38	0.25
HOA Reinvestment Fee / Transfer Fee	75.00	0.21	150.00	0.14
Clubhouse / Pool	25.00	0.07	75.00	0.07
Late Fee	125.00	0.35	200.00	0.19
<b>Total Operating Income</b>	<b>36,108.02</b>	<b>100.00</b>	<b>107,958.38</b>	<b>100.00</b>
<b>Expense</b>				
<b>Country Hills Manor HOA Expenses</b>				
CHM- Reimbursement Property Maintenance	14.83	0.04	220.58	0.20
CHM- Property Maintenance	365.00	1.01	415.00	0.38
CHM- Landscape Service	3,340.00	9.25	3,340.00	3.09
CHM- Supplies	0.00	0.00	163.50	0.15
CHM- Garbage Services	1,989.95	5.51	5,944.22	5.51
CHM- Water & Sewer	5,206.37	14.42	16,513.84	15.30
CHM- Gas Service	12,112.62	33.55	41,138.90	38.11
CHM- Common Area Electricity	152.93	0.42	474.85	0.44
CHM- Roofing Maintenance	500.00	1.38	500.00	0.46
CHM- Insurance	32,893.00	91.10	33,579.90	31.10
CHM- Clubhouse Repairs	1,260.00	3.49	5,435.00	5.03
CHM- Pool Supplies	0.00	0.00	870.00	0.81
CHM- Building Maintenance Rain Gutters	150.00	0.42	150.00	0.14
CHM- Clubhouse Cleaning	0.00	0.00	0.00	0.00
CHM- Snow Removal	2,182.54	6.04	8,729.37	8.09
<b>Total Country Hills Manor HOA Expenses</b>	<b>60,167.24</b>	<b>166.63</b>	<b>117,475.16</b>	<b>108.82</b>
<b>Property Management</b>				
Management Fee	1,225.00	3.39	3,675.00	3.40
<b>Total Property Management</b>	<b>1,225.00</b>	<b>3.39</b>	<b>3,675.00</b>	<b>3.40</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	61,392.24	170.02	121,150.16	112.22
NOI - Net Operating Income	-25,284.22	-70.02	-13,191.78	-12.22
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	684.09	1.89	889.59	0.82
<b>Total Other Income</b>	<b>684.09</b>	<b>1.89</b>	<b>889.59</b>	<b>0.82</b>
<b>Net Other Income</b>	<b>684.09</b>	<b>1.89</b>	<b>889.59</b>	<b>0.82</b>
Total Income	36,792.11	101.89	108,847.97	100.82
Total Expense	61,392.24	170.02	121,150.16	112.22
<b>Net Income</b>	<b>-24,600.13</b>	<b>-68.13</b>	<b>-12,302.19</b>	<b>-11.40</b>