

## Balance Sheet

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

As of: 03/31/2025

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                    | 16,785.28         |
| Savings/Reserve Account                    | 90,929.86         |
| Escrow Cash                                | 2.18              |
| CHM GWCU Contingency Acct                  | 12,160.54         |
| CHM EFCU Savings                           | 40,490.60         |
| CHM EFCU 36 Month CD - Matures 08.07.25    | 10,571.64         |
| CHM EFCU 48 Month CD - Matures 08.07.25    | 14,992.45         |
| CHM EFCU Peak Fund                         | 0.09              |
| CHM EFCU 48 Month CD #2 - Matures 04.05.25 | 8,951.51          |
| CHM GWCU 36 Month CD - Matures 01.25.26    | 24,867.68         |
| <b>Total Cash</b>                          | <b>219,751.83</b> |
| <b>TOTAL ASSETS</b>                        | <b>219,751.83</b> |
| <b>LIABILITIES &amp; CAPITAL</b>           |                   |
| <b>Liabilities</b>                         |                   |
| Prepaid Rent                               | 12,058.96         |
| <b>Total Liabilities</b>                   | <b>12,058.96</b>  |
| <b>Capital</b>                             |                   |
| Retained Earnings                          | 197,942.90        |
| Calculated Retained Earnings               | -11,418.84        |
| Calculated Prior Years Retained Earnings   | 21,168.81         |
| <b>Total Capital</b>                       | <b>207,692.87</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>     | <b>219,751.83</b> |

## Income Statement

Welch Randall

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

As of: Mar 2025

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                              | 34,450.25        | 99.49               | 105,425.25        | 99.65                  |
| HOA Income                                    | 0.00             | 0.00                | 0.00              | 0.00                   |
| HOA Reinvestment Fee / Transfer Fee           | 75.00            | 0.22                | 75.00             | 0.07                   |
| Clubhouse / Pool                              | 50.00            | 0.14                | 150.00            | 0.14                   |
| Late Fee                                      | 50.00            | 0.14                | 150.00            | 0.14                   |
| <b>Total Operating Income</b>                 | <b>34,625.25</b> | <b>100.00</b>       | <b>105,800.25</b> | <b>100.00</b>          |
| <b>Expense</b>                                |                  |                     |                   |                        |
| <b>Country Hills Manor HOA Expenses</b>       |                  |                     |                   |                        |
| CHM- Reimbursement Property Maintenance       | 21.74            | 0.06                | 156.16            | 0.15                   |
| CHM- Property Maintenance                     | 250.00           | 0.72                | 1,605.00          | 1.52                   |
| CHM- Landscape Service                        | 3,445.00         | 9.95                | 10,335.00         | 9.77                   |
| CHM- Supplies                                 | 137.50           | 0.40                | 137.50            | 0.13                   |
| CHM- Garbage Services                         | 2,067.46         | 5.97                | 6,187.21          | 5.85                   |
| CHM- Water & Sewer                            | 5,642.89         | 16.30               | 17,999.74         | 17.01                  |
| CHM- Gas Service                              | 8,924.60         | 25.77               | 27,930.54         | 26.40                  |
| CHM- Common Area Electricity                  | 174.13           | 0.50                | 547.25            | 0.52                   |
| CHM- Roofing Maintenance                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| CHM- Insurance                                | 0.00             | 0.00                | 41,377.90         | 39.11                  |
| CHM- Clubhouse Repairs                        | 0.00             | 0.00                | 0.00              | 0.00                   |
| CHM- Pool Supplies                            | 0.00             | 0.00                | 870.00            | 0.82                   |
| CHM- Water Main Repairs                       | 0.00             | 0.00                | 5,843.00          | 5.52                   |
| CHM- Building Maintenance Rain Gutters        | 65.00            | 0.19                | 200.00            | 0.19                   |
| CHM- Snow Removal                             | 0.00             | 0.00                | 726.35            | 0.69                   |
| <b>Total Country Hills Manor HOA Expenses</b> | <b>20,728.32</b> | <b>59.86</b>        | <b>113,915.65</b> | <b>107.67</b>          |
| <b>Property Management</b>                    |                  |                     |                   |                        |
| Management Fee                                | 1,225.00         | 3.54                | 3,675.00          | 3.47                   |
| <b>Total Property Management</b>              | <b>1,225.00</b>  | <b>3.54</b>         | <b>3,675.00</b>   | <b>3.47</b>            |
| Bank Fees / Interest                          | 0.00             | 0.00                | 10.00             | 0.01                   |

# Income Statement

| Account Name               | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|----------------------------|----------------|---------------------|-------------------|------------------------|
| Total Operating Expense    | 21,953.32      | 63.40               | 117,600.65        | 111.15                 |
| NOI - Net Operating Income | 12,671.93      | 36.60               | -11,800.40        | -11.15                 |
| Other Income & Expense     |                |                     |                   |                        |
| Other Income               |                |                     |                   |                        |
| Interest on Bank Accounts  | 173.53         | 0.50                | 381.56            | 0.36                   |
| Total Other Income         | 173.53         | 0.50                | 381.56            | 0.36                   |
| Net Other Income           | 173.53         | 0.50                | 381.56            | 0.36                   |
| Total Income               | 34,798.78      | 100.50              | 106,181.81        | 100.36                 |
| Total Expense              | 21,953.32      | 63.40               | 117,600.65        | 111.15                 |
| Net Income                 | 12,845.46      | 37.10               | -11,418.84        | -10.79                 |

