

Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave 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	
CHM EFCU 11 Month CD - Matures 07.02.24	38,484.82
Checking - Cash in Bank	40,870.72
Savings/Reserve Account	97,942.94
Escrow Cash	2.18
CHM GWCU Contingency Acct	24,943.49
CHM EFCU Savings	25.01
CHM EFCU 36 Month CD - Matures 08.07.25	10,405.89
CHM EFCU 48 Month CD - Matures 08.07.25	14,836.48
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,858.39
CHM GWCU 36 Month CD - Matures 01.25.26	23,494.28
Total Cash	259,864.29
TOTAL ASSETS	259,864.29
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,098.95
Total Liabilities	10,098.95
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-14,347.64
Calculated Prior Years Retained Earnings	66,170.08
Total Capital	249,765.34
TOTAL LIABILITIES & CAPITAL	259,864.29

Income Statement

Welch Randall

Properties: Country Hills Manor HOA - 4000 Gramercy Ave 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	34,785.93	99.71	301,124.44	99.56
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	225.00	0.07
Clubhouse / Pool	75.00	0.21	650.00	0.21
Fine & Violation	0.00	0.00	25.00	0.01
Interest Income	0.00	0.00	0.00	0.00
Late Fee	25.00	0.07	442.24	0.15
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	34,885.93	100.00	302,466.68	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	84.97	0.03
CHM- Property Maintenance	185.00	0.53	5,565.00	1.84
CHM- Landscape Service	0.00	0.00	19,216.60	6.35
CHM- Legal Service	0.00	0.00	0.00	0.00
CHM- Supplies	504.59	1.45	1,201.34	0.40
CHM- Garbage Services	1,997.56	5.73	18,158.78	6.00
CHM- Water & Sewer	5,718.42	16.39	45,902.54	15.18
CHM- Gas Service	3,208.20	9.20	81,160.04	26.83
CHM- Common Area Electricity	507.47	1.45	2,648.17	0.88
CHM- Roofing Maintenance	0.00	0.00	50.00	0.02
CHM- Insurance	909.20	2.61	34,710.18	11.48
CHM- Licenses & Permits	0.00	0.00	10.00	0.00
CHM- Clubhouse Repairs	2,625.00	7.52	2,805.00	0.93
CHM- Pool Supplies	0.00	0.00	7,288.97	2.41
CHM- Pool Repairs	4,000.00	11.47	4,890.00	1.62
CHM- Asphalt Repairs	0.00	0.00	31,598.00	10.45
CHM- Siding Repairs	0.00	0.00	0.00	0.00
CHM- Light Reimbursement	0.00	0.00	672.00	0.22
CHM- Clubhouse	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
Supplies & Rentals				
CHM- Building Maintenance	1,750.00	5.02	1,750.00	0.58
CHM- Building Maintenance Painting	0.00	0.00	2,325.00	0.77
CHM- Building Maintenance Rain Gutters	0.00	0.00	21,830.00	7.22
CHM- Taxes & Accounting	0.00	0.00	1,425.00	0.47
CHM- Fence Repairs	0.00	0.00	700.00	0.23
CHM- Clubhouse Cleaning	0.00	0.00	550.00	0.18
CHM- Landscape Improvements	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	23,010.40	7.61
CHM- Pool Plastering	0.00	0.00	0.00	0.00
Total Country Hills Manor HOA Expenses	21,405.44	61.36	307,551.99	101.68
Property Management				
Management Fee	1,225.00	3.51	11,025.00	3.65
Total Property Management	1,225.00	3.51	11,025.00	3.65
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	20.00	0.01
Total Administrative	0.00	0.00	20.00	0.01
Total Real Estate	0.00	0.00	20.00	0.01
Total Operating Expense	22,630.44	64.87	318,596.99	105.33
NOI - Net Operating Income	12,255.49	35.13	-16,130.31	-5.33
Other Income & Expense				
Other Income				
Interest on Bank Accounts	277.65	0.80	1,782.67	0.59
Total Other Income	277.65	0.80	1,782.67	0.59
Net Other Income	277.65	0.80	1,782.67	0.59
Total Income	35,163.58	100.80	304,249.35	100.59
Total Expense	22,630.44	64.87	318,596.99	105.33
Net Income	12,533.14	35.93	-14,347.64	-4.74