

## Balance Sheet

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

As of: 12/31/2023

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	39,346.78
Checking - Cash in Bank	46,803.54
Savings/Reserve Account	54,041.40
Escrow Cash	2.18
CHM GWCU Contingency Acct	27,033.22
CHM EFCU Savings	25.01
CHM EFCU 36 Month CD - Matures 08.07.25	10,433.58
CHM EFCU 48 Month CD - Matures 08.07.25	14,862.61
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,873.98
CHM GWCU 36 Month CD - Matures 01.25.26	23,719.44
<b>Total Cash</b>	<b>225,141.83</b>
<b>TOTAL ASSETS</b>	<b>225,141.83</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,165.93
<b>Total Liabilities</b>	<b>11,165.93</b>
<b>Capital</b>	
Retained Earnings	197,942.90
Calculated Retained Earnings	-50,137.08
Calculated Prior Years Retained Earnings	66,170.08
<b>Total Capital</b>	<b>213,975.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>225,141.83</b>

# Income Statement

Welch Randall

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

As of: Dec 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>				
Other Cash	46.61	0.13	46.61	0.01
Association Dues	36,608.67	99.20	408,012.11	99.53
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	225.00	0.05
Clubhouse / Pool	50.00	0.14	775.00	0.19
Fine & Violation	0.00	0.00	25.00	0.01
Interest Income	0.00	0.00	0.00	0.00
Late Fee	200.00	0.54	855.24	0.21
Miscellaneous Income	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>36,905.28</b>	<b>100.00</b>	<b>409,938.96</b>	<b>100.00</b>
<b>Expense</b>				
<b>Country Hills Manor HOA Expenses</b>				
CHM- Reimbursement Property Maintenance	154.58	0.42	289.70	0.07
CHM- Property Maintenance	1,000.00	2.71	12,970.00	3.16
CHM- Landscape Service	0.00	0.00	41,731.60	10.18
CHM- Legal Service	0.00	0.00	0.00	0.00
CHM- Supplies	0.00	0.00	1,201.34	0.29
CHM- Garbage Services	2,017.44	5.47	24,868.54	6.07
CHM- Water & Sewer	5,445.45	14.76	61,781.90	15.07
CHM- Gas Service	8,193.77	22.20	95,982.30	23.41
CHM- Common Area Electricity	160.93	0.44	3,430.70	0.84
CHM- Roofing Maintenance	350.00	0.95	1,725.00	0.42
CHM- Insurance	0.00	0.00	34,710.18	8.47
CHM- Licenses & Permits	0.00	0.00	10.00	0.00
CHM- Clubhouse Repairs	0.00	0.00	5,390.00	1.31
CHM- Pool Supplies	0.00	0.00	9,257.50	2.26
CHM- Pool Repairs	0.00	0.00	4,922.14	1.20
CHM- Asphalt Repairs	0.00	0.00	33,598.00	8.20
CHM- Siding Repairs	0.00	0.00	0.00	0.00
CHM- Light Reimbursement	0.00	0.00	672.00	0.16

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CHM- Clubhouse Supplies & Rentals	0.00	0.00	0.00	0.00
CHM- Building Maintenance	0.00	0.00	0.00	0.00
CHM- Building Maintenance Painting	1,375.00	3.73	49,700.00	12.12
CHM- Building Maintenance Rain Gutters	0.00	0.00	27,475.00	6.70
CHM- Taxes & Accounting	0.00	0.00	1,425.00	0.35
CHM- Fence Repairs	0.00	0.00	700.00	0.17
CHM- Clubhouse Cleaning	150.00	0.41	700.00	0.17
CHM- Concrete Work	0.00	0.00	4,329.85	1.06
CHM- Landscape Improvements	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	23,010.40	5.61
CHM- Pool Plastering	0.00	0.00	0.00	0.00
<b>Total Country Hills Manor HOA Expenses</b>	<b>18,847.17</b>	<b>51.07</b>	<b>439,881.15</b>	<b>107.30</b>
<b>Property Management</b>				
Management Fee	1,225.00	3.32	14,700.00	3.59
<b>Total Property Management</b>	<b>1,225.00</b>	<b>3.32</b>	<b>14,700.00</b>	<b>3.59</b>
<b>WR - Real Estate Brokerage Expenses</b>				
<b>Administrative</b>				
Office Expense	0.00	0.00	8,929.54	2.18
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>8,929.54</b>	<b>2.18</b>
<b>Total WR - Real Estate Brokerage Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>8,929.54</b>	<b>2.18</b>
Bank Fees / Interest	0.00	0.00	20.00	0.00
<b>Total Operating Expense</b>	<b>20,072.17</b>	<b>54.39</b>	<b>463,530.69</b>	<b>113.07</b>
<b>NOI - Net Operating Income</b>	<b>16,833.11</b>	<b>45.61</b>	<b>-53,591.73</b>	<b>-13.07</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	1,479.51	4.01	3,454.65	0.84
<b>Total Other Income</b>	<b>1,479.51</b>	<b>4.01</b>	<b>3,454.65</b>	<b>0.84</b>
<b>Net Other Income</b>	<b>1,479.51</b>	<b>4.01</b>	<b>3,454.65</b>	<b>0.84</b>
Total Income	38,384.79	104.01	413,393.61	100.84
Total Expense	20,072.17	54.39	463,530.69	113.07
<b>Net Income</b>	<b>18,312.62</b>	<b>49.62</b>	<b>-50,137.08</b>	<b>-12.23</b>