

## Balance Sheet

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

As of: 02/29/2024

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	39,346.78
Checking - Cash in Bank	48,150.32
Savings/Reserve Account	65,055.77
Escrow Cash	2.18
CHM GWCU Contingency Acct	28,430.03
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	23,867.44
<b>Total Cash</b>	<b>239,047.79</b>
<b>TOTAL ASSETS</b>	<b>239,047.79</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	12,773.95
<b>Total Liabilities</b>	<b>12,773.95</b>
<b>Capital</b>	
Retained Earnings	197,942.90
Calculated Retained Earnings	12,297.94
Calculated Prior Years Retained Earnings	16,033.00
<b>Total Capital</b>	<b>226,273.84</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>239,047.79</b>

# Income Statement

Welch Randall

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

As of: Feb 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	34,591.98	99.09	71,381.98	99.35
HOA Income	268.38	0.77	268.38	0.37
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	75.00	0.10
Clubhouse / Pool	25.00	0.07	50.00	0.07
Late Fee	25.00	0.07	75.00	0.10
<b>Total Operating Income</b>	<b>34,910.36</b>	<b>100.00</b>	<b>71,850.36</b>	<b>100.00</b>
<b>Expense</b>				
<b>Country Hills Manor HOA Expenses</b>				
CHM- Reimbursement Property Maintenance	140.93	0.40	205.75	0.29
CHM- Property Maintenance	50.00	0.14	50.00	0.07
CHM- Supplies	175.50	0.50	163.50	0.23
CHM- Garbage Services	1,973.18	5.65	3,954.27	5.50
CHM- Water & Sewer	5,689.54	16.30	11,307.47	15.74
CHM- Gas Service	14,277.04	40.90	29,026.28	40.40
CHM- Common Area Electricity	160.70	0.46	321.92	0.45
CHM- Insurance	686.90	1.97	686.90	0.96
CHM- Clubhouse Repairs	4,175.00	11.96	4,175.00	5.81
CHM- Pool Supplies	0.00	0.00	870.00	1.21
CHM- Building Maintenance Rain Gutters	0.00	0.00	0.00	0.00
CHM- Clubhouse Cleaning	0.00	0.00	0.00	0.00
CHM- Snow Removal	6,546.83	18.75	6,546.83	9.11
<b>Total Country Hills Manor HOA Expenses</b>	<b>33,875.62</b>	<b>97.04</b>	<b>57,307.92</b>	<b>79.76</b>
<b>Property Management</b>				
Management Fee	1,225.00	3.51	2,450.00	3.41
<b>Total Property Management</b>	<b>1,225.00</b>	<b>3.51</b>	<b>2,450.00</b>	<b>3.41</b>
<b>Total Operating Expense</b>	<b>35,100.62</b>	<b>100.54</b>	<b>59,757.92</b>	<b>83.17</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-190.26	-0.54	12,092.44	16.83
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	101.35	0.29	205.50	0.29
<b>Total Other Income</b>	<u>101.35</u>	<u>0.29</u>	<u>205.50</u>	<u>0.29</u>
<b>Net Other Income</b>	<u>101.35</u>	<u>0.29</u>	<u>205.50</u>	<u>0.29</u>
Total Income	35,011.71	100.29	72,055.86	100.29
Total Expense	35,100.62	100.54	59,757.92	83.17
<b>Net Income</b>	<u><u>-88.91</u></u>	<u><u>-0.25</u></u>	<u><u>12,297.94</u></u>	<u><u>17.12</u></u>