

Balance Sheet

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

As of: 06/30/2024

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	40,408.42
Checking - Cash in Bank	12,100.30
Savings/Reserve Account	64,652.15
Escrow Cash	2.18
CHM GWCU Contingency Acct	31,105.63
CHM EFCU Savings	25.01
CHM EFCU 36 Month CD - Matures 08.07.25	10,488.44
CHM EFCU 48 Month CD - Matures 08.07.25	14,914.28
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,904.83
CHM GWCU 36 Month CD - Matures 01.25.26	24,171.23
Total Cash	206,772.56
TOTAL ASSETS	206,772.56
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,148.95
Total Liabilities	15,148.95
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-22,352.29
Calculated Prior Years Retained Earnings	16,033.00
Total Capital	191,623.61
TOTAL LIABILITIES & CAPITAL	206,772.56

Income Statement

Welch Randall

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

As of: Jun 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
Operating Income & Expense				
Income				
Association Dues	35,510.95	99.23	212,863.95	99.38
HOA Income	0.00	0.00	268.38	0.13
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.14
Clubhouse / Pool	75.00	0.21	250.00	0.12
Fine & Violation	25.00	0.07	25.00	0.01
Late Fee	175.00	0.49	475.00	0.22
Total Operating Income	35,785.95	100.00	214,182.33	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	150.00	0.42	568.69	0.27
CHM- Property Maintenance	610.00	1.70	7,380.69	3.45
CHM- Landscape Service	0.00	0.00	21,975.00	10.26
CHM- Supplies	0.00	0.00	254.75	0.12
CHM- Garbage Services	2,032.22	5.68	11,915.04	5.56
CHM- Water & Sewer	5,632.95	15.74	32,333.72	15.10
CHM- Gas Service	4,512.59	12.61	63,470.20	29.63
CHM- Common Area Electricity	280.54	0.78	1,027.81	0.48
CHM- Roofing Maintenance	800.00	2.24	1,950.00	0.91
CHM- Insurance	0.00	0.00	34,266.80	16.00
CHM- Licenses & Permits	0.00	0.00	10.00	0.00
CHM- Clubhouse Repairs	0.00	0.00	6,695.00	3.13
CHM- Pool Supplies	845.00	2.36	1,715.00	0.80
CHM- Pool Repairs	1,316.64	3.68	1,316.64	0.61
CHM- Light Reimbursement	0.00	0.00	0.00	0.00
CHM- Water Main Repairs	6,838.00	19.11	6,838.00	3.19
CHM- Ground Maintenance Tree Replacement	0.00	0.00	300.00	0.14
CHM- Building Maintenance Painting	24,460.00	68.35	25,585.00	11.95

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CHM- Building Maintenance Rain Gutters	0.00	0.00	4,155.00	1.94
CHM- Fence Repairs	0.00	0.00	450.00	0.21
CHM- Clubhouse Cleaning	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	8,729.37	4.08
Total Country Hills Manor HOA Expenses	47,477.94	132.67	230,936.71	107.82
Property Management				
Management Fee	1,225.00	3.42	7,350.00	3.43
Total Property Management	1,225.00	3.42	7,350.00	3.43
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	48,702.94	136.10	238,286.71	111.25
NOI - Net Operating Income	-12,916.99	-36.10	-24,104.38	-11.25
Other Income & Expense				
Other Income				
Interest on Bank Accounts	687.97	1.92	1,752.09	0.82
Total Other Income	687.97	1.92	1,752.09	0.82
Net Other Income	687.97	1.92	1,752.09	0.82
Total Income	36,473.92	101.92	215,934.42	100.82
Total Expense	48,702.94	136.10	238,286.71	111.25
Net Income	-12,229.02	-34.17	-22,352.29	-10.44