

## Balance Sheet

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

As of: 08/31/2024

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	40,408.42
Checking - Cash in Bank	42,204.44
Savings/Reserve Account	53,721.93
Escrow Cash	2.18
CHM GWCU Contingency Acct	32,446.56
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	24,327.09
<b>Total Cash</b>	<b>227,443.27</b>
<b>TOTAL ASSETS</b>	<b>227,443.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	15,846.46
<b>Total Liabilities</b>	<b>15,846.46</b>
<b>Capital</b>	
Retained Earnings	197,942.90
Calculated Retained Earnings	-2,379.09
Calculated Prior Years Retained Earnings	16,033.00
<b>Total Capital</b>	<b>211,596.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>227,443.27</b>

# Income Statement

Welch Randall

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

As of: Aug 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	35,052.49	99.22	282,841.44	99.34
HOA Income	0.00	0.00	268.38	0.09
HOA Reinvestment Fee / Transfer Fee	75.00	0.21	375.00	0.13
Clubhouse / Pool	150.00	0.42	600.00	0.21
Fine & Violation	-25.00	-0.07	25.00	0.01
Late Fee	75.00	0.21	600.00	0.21
<b>Total Operating Income</b>	<b>35,327.49</b>	<b>100.00</b>	<b>284,709.82</b>	<b>100.00</b>
<b>Expense</b>				
<b>Country Hills Manor HOA Expenses</b>				
CHM- Reimbursement Property Maintenance	2,599.72	7.36	3,448.09	1.21
CHM- Property Maintenance	940.00	2.66	11,250.69	3.95
CHM- Landscape Service	4,890.00	13.84	35,930.00	12.62
CHM- Supplies	112.50	0.32	367.25	0.13
CHM- Garbage Services	1,951.79	5.52	16,425.15	5.77
CHM- Water & Sewer	5,926.89	16.78	43,684.03	15.34
CHM- Gas Service	1,890.44	5.35	69,682.05	24.47
CHM- Common Area Electricity	626.46	1.77	2,085.58	0.73
CHM- Roofing Maintenance	0.00	0.00	1,950.00	0.68
CHM- Insurance	0.00	0.00	34,266.80	12.04
CHM- Licenses & Permits	0.00	0.00	10.00	0.00
CHM- Clubhouse Repairs	0.00	0.00	6,695.00	2.35
CHM- Pool Supplies	60.91	0.17	4,315.69	1.52
CHM- Pool Repairs	0.00	0.00	2,792.83	0.98
CHM- Asphalt Repairs	0.00	0.00	0.00	0.00
CHM- Light Reimbursement	0.00	0.00	0.00	0.00
CHM- Water Main Repairs	0.00	0.00	6,838.00	2.40
CHM- Ground Maintenance Tree Replacement	0.00	0.00	300.00	0.11

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CHM- Building Maintenance Painting	0.00	0.00	25,585.00	8.99
CHM- Building Maintenance Rain Gutters	0.00	0.00	4,155.00	1.46
CHM- Taxes & Accounting	0.00	0.00	0.00	0.00
CHM- Fence Repairs	0.00	0.00	450.00	0.16
CHM- Clubhouse Cleaning	270.00	0.76	270.00	0.09
CHM- Snow Removal	0.00	0.00	8,729.37	3.07
<b>Total Country Hills Manor HOA Expenses</b>	<b>19,268.71</b>	<b>54.54</b>	<b>279,230.53</b>	<b>98.08</b>
<b>Property Management</b>				
Management Fee	1,225.00	3.47	9,800.00	3.44
<b>Total Property Management</b>	<b>1,225.00</b>	<b>3.47</b>	<b>9,800.00</b>	<b>3.44</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>20,493.71</b>	<b>58.01</b>	<b>289,030.53</b>	<b>101.52</b>
<b>NOI - Net Operating Income</b>	<b>14,833.78</b>	<b>41.99</b>	<b>-4,320.71</b>	<b>-1.52</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	99.00	0.28	1,941.62	0.68
<b>Total Other Income</b>	<b>99.00</b>	<b>0.28</b>	<b>1,941.62</b>	<b>0.68</b>
<b>Net Other Income</b>	<b>99.00</b>	<b>0.28</b>	<b>1,941.62</b>	<b>0.68</b>
Total Income	35,426.49	100.28	286,651.44	100.68
Total Expense	20,493.71	58.01	289,030.53	101.52
<b>Net Income</b>	<b>14,932.78</b>	<b>42.27</b>	<b>-2,379.09</b>	<b>-0.84</b>