

Balance Sheet

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

As of: 04/30/2024

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	39,874.07
Checking - Cash in Bank	14,482.81
Savings/Reserve Account	75,632.57
Escrow Cash	2.18
CHM GWCU Contingency Acct	29,771.43
CHM EFCU Savings	25.01
CHM EFCU 36 Month CD - Matures 08.07.25	10,460.97
CHM EFCU 48 Month CD - Matures 08.07.25	14,888.42
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,889.39
CHM GWCU 36 Month CD - Matures 01.25.26	24,018.86
Total Cash	218,045.80
TOTAL ASSETS	218,045.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,723.95
Total Liabilities	14,723.95
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-10,654.05
Calculated Prior Years Retained Earnings	16,033.00
Total Capital	203,321.85
TOTAL LIABILITIES & CAPITAL	218,045.80

Income Statement

Welch Randall

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

As of: Apr 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	34,200.00	99.49	141,465.00	99.39
HOA Income	0.00	0.00	268.38	0.19
HOA Reinvestment Fee / Transfer Fee	75.00	0.22	225.00	0.16
Clubhouse / Pool	75.00	0.22	150.00	0.11
Late Fee	25.00	0.07	225.00	0.16
Total Operating Income	34,375.00	100.00	142,333.38	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	198.11	0.58	418.69	0.29
CHM- Property Maintenance	805.69	2.34	1,220.69	0.86
CHM- Landscape Service	11,745.00	34.17	15,085.00	10.60
CHM- Supplies	0.00	0.00	163.50	0.11
CHM- Garbage Services	1,972.78	5.74	7,917.00	5.56
CHM- Water & Sewer	5,015.98	14.59	21,529.82	15.13
CHM- Gas Service	10,243.30	29.80	51,382.20	36.10
CHM- Common Area Electricity	141.92	0.41	616.77	0.43
CHM- Roofing Maintenance	650.00	1.89	1,150.00	0.81
CHM- Insurance	0.00	0.00	33,579.90	23.59
CHM- Clubhouse Repairs	0.00	0.00	5,435.00	3.82
CHM- Pool Supplies	0.00	0.00	870.00	0.61
CHM- Ground Maintenance Tree Replacement	300.00	0.87	300.00	0.21
CHM- Building Maintenance Rain Gutters	65.00	0.19	215.00	0.15
CHM- Fence Repairs	450.00	1.31	450.00	0.32
CHM- Clubhouse Cleaning	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	8,729.37	6.13
Total Country Hills Manor HOA Expenses	31,587.78	91.89	149,062.94	104.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,225.00	3.56	4,900.00	3.44
Total Property Management	1,225.00	3.56	4,900.00	3.44
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	32,812.78	95.46	153,962.94	108.17
NOI - Net Operating Income	1,562.22	4.54	-11,629.56	-8.17
Other Income & Expense				
Other Income				
Interest on Bank Accounts	85.92	0.25	975.51	0.69
Total Other Income	85.92	0.25	975.51	0.69
Net Other Income	85.92	0.25	975.51	0.69
Total Income	34,460.92	100.25	143,308.89	100.69
Total Expense	32,812.78	95.46	153,962.94	108.17
Net Income	1,648.14	4.79	-10,654.05	-7.49