

Balance Sheet

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

As of: 05/31/2024

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 | 14,751.93 |
| Savings/Reserve Account | 80,765.85 |
| Escrow Cash | 2.18 |
| CHM GWCU Contingency Acct | 30,422.50 |
| 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 | 24,096.17 |
| Total Cash | 224,176.58 |
| TOTAL ASSETS | 224,176.58 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 20,461.95 |
| Total Liabilities | 20,461.95 |
| Capital | |
| Retained Earnings | 197,942.90 |
| Calculated Retained Earnings | -10,261.27 |
| Calculated Prior Years Retained Earnings | 16,033.00 |
| Total Capital | 203,714.63 |
| TOTAL LIABILITIES & CAPITAL | 224,176.58 |

Income Statement

Welch Randall

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

As of: May 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 | 35,725.00 | 99.44 | 177,190.00 | 99.40 |
| HOA Income | 0.00 | 0.00 | 268.38 | 0.15 |
| HOA Reinvestment Fee / Transfer Fee | 75.00 | 0.21 | 300.00 | 0.17 |
| Clubhouse / Pool | 50.00 | 0.14 | 200.00 | 0.11 |
| Fine & Violation | 0.00 | 0.00 | 0.00 | 0.00 |
| Late Fee | 75.00 | 0.21 | 300.00 | 0.17 |
| Total Operating Income | 35,925.00 | 100.00 | 178,258.38 | 100.00 |
| Expense | | | | |
| Country Hills Manor HOA Expenses | | | | |
| CHM- Reimbursement Property Maintenance | 0.00 | 0.00 | 418.69 | 0.23 |
| CHM- Property Maintenance | 5,550.00 | 15.45 | 6,770.69 | 3.80 |
| CHM- Landscape Service | 6,890.00 | 19.18 | 21,975.00 | 12.33 |
| CHM- Supplies | 91.25 | 0.25 | 254.75 | 0.14 |
| CHM- Garbage Services | 1,965.82 | 5.47 | 9,882.82 | 5.54 |
| CHM- Water & Sewer | 5,170.95 | 14.39 | 26,700.77 | 14.98 |
| CHM- Gas Service | 7,575.41 | 21.09 | 58,957.61 | 33.07 |
| CHM- Common Area Electricity | 130.50 | 0.36 | 747.27 | 0.42 |
| CHM- Roofing Maintenance | 0.00 | 0.00 | 1,150.00 | 0.65 |
| CHM- Insurance | 686.90 | 1.91 | 34,266.80 | 19.22 |
| CHM- Licenses & Permits | 10.00 | 0.03 | 10.00 | 0.01 |
| CHM- Clubhouse Repairs | 1,260.00 | 3.51 | 6,695.00 | 3.76 |
| CHM- Pool Supplies | 0.00 | 0.00 | 870.00 | 0.49 |
| CHM- Ground Maintenance Tree Replacement | 0.00 | 0.00 | 300.00 | 0.17 |
| CHM- Building Maintenance Painting | 1,125.00 | 3.13 | 1,125.00 | 0.63 |
| CHM- Building Maintenance Rain Gutters | 3,940.00 | 10.97 | 4,155.00 | 2.33 |
| CHM- Fence Repairs | 0.00 | 0.00 | 450.00 | 0.25 |
| CHM- Clubhouse | 0.00 | 0.00 | 0.00 | 0.00 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|------------------|---------------------|-------------------|------------------------|
| Cleaning | | | | |
| CHM- Snow Removal | 0.00 | 0.00 | 8,729.37 | 4.90 |
| Total Country Hills Manor HOA Expenses | 34,395.83 | 95.74 | 183,458.77 | 102.92 |
| Property Management | | | | |
| Management Fee | 1,225.00 | 3.41 | 6,125.00 | 3.44 |
| Total Property Management | 1,225.00 | 3.41 | 6,125.00 | 3.44 |
| Bank Fees / Interest | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Expense | 35,620.83 | 99.15 | 189,583.77 | 106.35 |
| | | | | |
| NOI - Net Operating Income | 304.17 | 0.85 | -11,325.39 | -6.35 |
| | | | | |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 88.61 | 0.25 | 1,064.12 | 0.60 |
| Total Other Income | 88.61 | 0.25 | 1,064.12 | 0.60 |
| | | | | |
| Net Other Income | 88.61 | 0.25 | 1,064.12 | 0.60 |
| | | | | |
| Total Income | 36,013.61 | 100.25 | 179,322.50 | 100.60 |
| Total Expense | 35,620.83 | 99.15 | 189,583.77 | 106.35 |
| | | | | |
| Net Income | 392.78 | 1.09 | -10,261.27 | -5.76 |