

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,629.71
Savings/Reserve Account	96,101.10
Escrow Cash	2.18
CHM GWCU Contingency Acct	12,815.59
CHM EFCU Savings	40,490.60
CHM EFCU 36 Month CD - Matures 08.07.25	10,571.64
CHM EFCU 48 Month CD - Matures 08.07.25	14,992.45
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,951.51
CHM GWCU 36 Month CD - Matures 01.25.26	24,945.14
Total Cash	231,500.01
TOTAL ASSETS	231,500.01
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,509.21
Total Liabilities	12,509.21
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-120.91
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	218,990.80
TOTAL LIABILITIES & CAPITAL	231,500.01

Income Statement

Welch Randall

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

As of: Apr 2025

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	35,708.25	99.51	141,158.50	99.63
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	75.00	0.21	150.00	0.11
Clubhouse / Pool	25.00	0.07	150.00	0.11
Late Fee	75.00	0.21	225.00	0.16
Total Operating Income	35,883.25	100.00	141,683.50	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	5,644.54	15.73	5,800.70	4.09
CHM- Property Maintenance	0.00	0.00	1,605.00	1.13
CHM- Landscape Service	0.00	0.00	10,335.00	7.29
CHM- Supplies	762.63	2.13	900.13	0.64
CHM- Garbage Services	2,079.54	5.80	8,266.75	5.83
CHM- Water & Sewer	5,659.74	15.77	23,659.48	16.70
CHM- Gas Service	7,134.69	19.88	35,065.23	24.75
CHM- Common Area Electricity	163.04	0.45	710.29	0.50
CHM- Roofing Maintenance	0.00	0.00	0.00	0.00
CHM- Insurance	0.00	0.00	41,377.90	29.20
CHM- Clubhouse Repairs	0.00	0.00	0.00	0.00
CHM- Pool Supplies	0.00	0.00	870.00	0.61
CHM- Light Reimbursement	384.84	1.07	384.84	0.27
CHM- Water Main Repairs	0.00	0.00	5,843.00	4.12
CHM- Ground Maintenance Tree Replacement	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	200.00	0.14
CHM- Taxes & Accounting	728.00	2.03	728.00	0.51
CHM- Fence Repairs	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
CHM- Snow Removal	895.08	2.49	1,621.43	1.14
Total Country Hills Manor HOA Expenses	23,452.10	65.36	137,367.75	96.95
Property Management				
Management Fee	1,225.00	3.41	4,900.00	3.46
Total Property Management	1,225.00	3.41	4,900.00	3.46
Bank Fees / Interest	0.00	0.00	10.00	0.01
Total Operating Expense	24,677.10	68.77	142,277.75	100.42
 NOI - Net Operating Income	 11,206.15	 31.23	 -594.25	 -0.42
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	91.78	0.26	473.34	0.33
Total Other Income	91.78	0.26	473.34	0.33
 Net Other Income	 91.78	 0.26	 473.34	 0.33
 Total Income	 35,975.03	 100.26	 142,156.84	 100.33
Total Expense	24,677.10	68.77	142,277.75	100.42
 Net Income	 11,297.93	 31.49	 -120.91	 -0.09

