

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	31,976.68
Savings/Reserve Account	96,001.67
Escrow Cash	2.18
CHM GWCU Contingency Acct	15,526.89
CHM EFCU Savings	40,505.74
CHM EFCU 36 Month CD - Matures 08.07.25	10,599.47
CHM EFCU 48 Month CD - Matures 08.07.25	15,018.55
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.29	9,040.59
CHM GWCU 36 Month CD - Matures 01.25.26	25,265.28
Total Cash	243,937.14
TOTAL ASSETS	243,937.14
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,459.21
Total Liabilities	13,459.21
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	11,366.22
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	230,477.93
TOTAL LIABILITIES & CAPITAL	243,937.14

Income Statement

Welch Randall

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

As of: Aug 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	34,427.40	99.42	282,455.98	99.54
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.11
Clubhouse / Pool	175.00	0.51	550.00	0.19
Fine & Violation	0.00	0.00	0.00	0.00
Deposit - Pool Key	0.00	0.00	25.00	0.01
Late Fee	25.00	0.07	425.00	0.15
Total Operating Income	34,627.40	100.00	283,755.98	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	1,657.80	4.79	7,568.24	2.67
CHM- Property Maintenance	2,447.00	7.07	9,333.25	3.29
CHM- Landscape Service	11,869.96	34.28	32,851.05	11.58
CHM- Legal Service	300.00	0.87	898.00	0.32
CHM- Supplies	156.95	0.45	2,658.38	0.94
CHM- Garbage Services	2,789.37	8.06	17,271.14	6.09
CHM- Water & Sewer	7,007.15	20.24	48,214.89	16.99
CHM- Gas Service	4,097.27	11.83	48,434.31	17.07
CHM- Common Area Electricity	298.00	0.86	1,765.90	0.62
CHM- Roofing Maintenance	0.00	0.00	2,475.00	0.87
CHM- Insurance	0.00	0.00	42,064.80	14.82
CHM- Licenses & Permits	0.00	0.00	0.00	0.00
CHM- Clubhouse Repairs	0.00	0.00	0.00	0.00
CHM- Pool Supplies	98.46	0.28	5,018.46	1.77
CHM- Pool Repairs	2,100.10	6.06	4,356.84	1.54
CHM- Light Reimbursement	0.00	0.00	384.84	0.14
CHM- Water Main Repairs	0.00	0.00	5,843.00	2.06
CHM- Ground Maintenance Tree Replacement	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- Building Maintenance Painting	0.00	0.00	30,000.00	10.57
CHM- Building Maintenance Rain Gutters	260.00	0.75	460.00	0.16
CHM- Taxes & Accounting	0.00	0.00	688.45	0.24
CHM- Fence Repairs	0.00	0.00	50.00	0.02
CHM- Clubhouse Cleaning	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	3,294.29	1.16
Total Country Hills Manor HOA Expenses	33,082.06	95.54	263,628.64	92.91
Property Management				
Management Fee	1,225.00	3.54	9,800.00	3.45
Total Property Management	1,225.00	3.54	9,800.00	3.45
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	34,307.06	99.07	273,438.64	96.36
 NOI - Net Operating Income	 320.34	 0.93	 10,317.34	 3.64
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	117.47	0.34	1,048.88	0.37
Total Other Income	117.47	0.34	1,048.88	0.37
Net Other Income	117.47	0.34	1,048.88	0.37
 Total Income	 34,744.87	 100.34	 284,804.86	 100.37
Total Expense	34,307.06	99.07	273,438.64	96.36
 Net Income	 437.81	 1.26	 11,366.22	 4.01

