

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,425.29
Savings/Reserve Account	85,507.39
Escrow Cash	2.18
CHM GWCU Contingency Acct	11,473.67
CHM EFCU Savings	40,475.62
CHM EFCU 36 Month CD - Matures 08.07.25	10,544.19
CHM EFCU 48 Month CD - Matures 08.07.25	14,966.68
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,936.12
CHM GWCU 36 Month CD - Matures 01.25.26	24,787.89
Total Cash	209,119.12
TOTAL ASSETS	209,119.12
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,271.71
Total Liabilities	14,271.71
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-24,264.30
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	194,847.41
TOTAL LIABILITIES & CAPITAL	209,119.12

Income Statement

Welch Randall

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

As of: Feb 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	36,125.00	99.59	70,975.00	99.72
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	100.00	0.28	100.00	0.14
Late Fee	50.00	0.14	100.00	0.14
Total Operating Income	36,275.00	100.00	71,175.00	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	134.42	0.37	134.42	0.19
CHM- Property Maintenance	810.00	2.23	1,355.00	1.90
CHM- Landscape Service	3,445.00	9.50	6,890.00	9.68
CHM- Supplies	0.00	0.00	0.00	0.00
CHM- Garbage Services	2,078.76	5.73	4,119.75	5.79
CHM- Water & Sewer	6,844.66	18.87	12,356.85	17.36
CHM- Gas Service	11,260.23	31.04	19,005.94	26.70
CHM- Common Area Electricity	181.83	0.50	373.12	0.52
CHM- Insurance	41,377.90	114.07	41,377.90	58.14
CHM- Clubhouse Repairs	0.00	0.00	0.00	0.00
CHM- Pool Supplies	870.00	2.40	870.00	1.22
CHM- Water Main Repairs	5,843.00	16.11	5,843.00	8.21
CHM- Building Maintenance Rain Gutters	0.00	0.00	135.00	0.19
CHM- Snow Removal	726.35	2.00	726.35	1.02
Total Country Hills Manor HOA Expenses	73,572.15	202.82	93,187.33	130.93
Property Management				
Management Fee	1,225.00	3.38	2,450.00	3.44
Total Property Management	1,225.00	3.38	2,450.00	3.44
Bank Fees / Interest	0.00	0.00	10.00	0.01
Total Operating Expense	74,797.15	206.19	95,647.33	134.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-38,522.15	-106.19	-24,472.33	-34.38
Other Income & Expense				
Other Income				
Interest on Bank Accounts	98.78	0.27	208.03	0.29
Total Other Income	<u>98.78</u>	<u>0.27</u>	<u>208.03</u>	<u>0.29</u>
Net Other Income	<u>98.78</u>	<u>0.27</u>	<u>208.03</u>	<u>0.29</u>
Total Income	36,373.78	100.27	71,383.03	100.29
Total Expense	74,797.15	206.19	95,647.33	134.38
Net Income	<u><u>-38,423.37</u></u>	<u><u>-105.92</u></u>	<u><u>-24,264.30</u></u>	<u><u>-34.09</u></u>