Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403
As of: 01/31/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	56,988.68
Savings/Reserve Account	80,276.80
Escrow Cash	2.18
CHM GWCU Contingency Acct	10,811.10
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	24,716.03
Total Cash	**247,717.49**
TOTAL ASSETS	**247,717.49**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,446.71
Total Liabilities	**14,446.71**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	14,159.07
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	**233,270.78**
TOTAL LIABILITIES & CAPITAL	**247,717.49**

Income Statement

Welch Randall

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

As of: Jan 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	34,850.00	99.86	34,850.00	99.86
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	0.00	0.00	0.00	0.00
Late Fee	50.00	0.14	50.00	0.14
Total Operating Income	**34,900.00**	**100.00**	**34,900.00**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	0.00	0.00
CHM- Property Maintenance	545.00	1.56	545.00	1.56
CHM- Landscape Service	3,445.00	9.87	3,445.00	9.87
CHM- Supplies	0.00	0.00	0.00	0.00
CHM- Garbage Services	2,040.99	5.85	2,040.99	5.85
CHM- Water & Sewer	5,512.19	15.79	5,512.19	15.79
CHM- Gas Service	7,745.71	22.19	7,745.71	22.19
CHM- Common Area Electricity	191.29	0.55	191.29	0.55
CHM- Pool Supplies	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	135.00	0.39	135.00	0.39
Total Country Hills Manor HOA Expenses	**19,615.18**	**56.20**	**19,615.18**	**56.20**
Property Management				
Management Fee	1,225.00	3.51	1,225.00	3.51
Total Property Management	**1,225.00**	**3.51**	**1,225.00**	**3.51**
Bank Fees / Interest	10.00	0.03	10.00	0.03
Total Operating Expense	**20,850.18**	**59.74**	**20,850.18**	**59.74**
NOI - Net Operating Income	**14,049.82**	**40.26**	**14,049.82**	**40.26**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	109.25	0.31	109.25	0.31
Total Other Income	**109.25**	**0.31**	**109.25**	**0.31**
Net Other Income	**109.25**	**0.31**	**109.25**	**0.31**
Total Income	35,009.25	100.31	35,009.25	100.31
Total Expense	20,850.18	59.74	20,850.18	59.74
Net Income	**14,159.07**	**40.57**	**14,159.07**	**40.57**