

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,416.68
Savings/Reserve Account	90,747.94
Escrow Cash	2.18
CHM GWCU Contingency Acct	14,861.28
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	25,184.21
Total Cash	244,376.73
TOTAL ASSETS	244,376.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,336.61
Total Liabilities	14,336.61
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	10,928.41
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	230,040.12
TOTAL LIABILITIES & CAPITAL	244,376.73

Income Statement

Welch Randall

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

As of: Jul 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	34,949.75	99.29	247,978.58	99.54
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.12
Clubhouse / Pool	200.00	0.57	425.00	0.17
Fine & Violation	0.00	0.00	0.00	0.00
Deposit - Pool Key	0.00	0.00	25.00	0.01
Late Fee	50.00	0.14	400.00	0.16
Total Operating Income	35,199.75	100.00	249,128.58	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	109.74	0.31	5,910.44	2.37
CHM- Property Maintenance	1,415.00	4.02	6,886.25	2.76
CHM- Landscape Service	1,081.32	3.07	20,981.09	8.42
CHM- Legal Service	150.00	0.43	596.00	0.24
CHM- Supplies	114.41	0.33	2,501.43	1.00
CHM- Garbage Services	2,078.62	5.91	14,481.77	5.81
CHM- Water & Sewer	5,631.80	16.00	41,207.54	16.54
CHM- Gas Service	2,807.59	7.98	44,337.04	17.80
CHM- Common Area Electricity	298.00	0.85	1,467.90	0.59
CHM- Roofing Maintenance	0.00	0.00	2,475.00	0.99
CHM- Insurance	0.00	0.00	42,064.80	16.88
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	1,850.00	5.26	4,920.00	1.97
CHM- Pool Repairs	1,073.30	3.05	2,256.74	0.91
CHM- Light Reimbursement	0.00	0.00	384.84	0.15
CHM- Water Main Repairs	0.00	0.00	5,843.00	2.35
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	12.04
CHM- Building Maintenance Rain Gutters	0.00	0.00	200.00	0.08
CHM- Taxes & Accounting	-39.55	-0.11	688.45	0.28
CHM- Fence Repairs	50.00	0.14	50.00	0.02
CHM- Snow Removal	0.00	0.00	3,294.29	1.32
Total Country Hills Manor HOA Expenses	16,620.23	47.22	230,546.58	92.54
Property Management				
Management Fee	1,225.00	3.48	8,575.00	3.44
Total Property Management	1,225.00	3.48	8,575.00	3.44
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	17,845.23	50.70	239,131.58	95.99
 NOI - Net Operating Income	 17,354.52	 49.30	 9,997.00	 4.01
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	106.41	0.30	931.41	0.37
Total Other Income	106.41	0.30	931.41	0.37
 Net Other Income	 106.41	 0.30	 931.41	 0.37
 Total Income	 35,306.16	 100.30	 250,059.99	 100.37
Total Expense	17,845.23	50.70	239,131.58	95.99
 Net Income	 17,460.93	 49.61	 10,928.41	 4.39

