

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	27,163.47
Savings/Reserve Account	85,198.81
Escrow Cash	2.18
CHM GWCU Contingency Acct	14,158.25
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	25,103.40
Total Cash	226,790.55
TOTAL ASSETS	226,790.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,211.36
Total Liabilities	14,211.36
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-6,532.52
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	212,579.19
TOTAL LIABILITIES & CAPITAL	226,790.55

Income Statement

Welch Randall

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

As of: Jun 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	36,970.33	99.53	213,028.83	99.58
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.14
Clubhouse / Pool	75.00	0.20	225.00	0.11
Fine & Violation	0.00	0.00	0.00	0.00
Deposit - Pool Key	0.00	0.00	25.00	0.01
Late Fee	100.00	0.27	350.00	0.16
Total Operating Income	37,145.33	100.00	213,928.83	100.00
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	5,800.70	2.71
CHM- Property Maintenance	3,366.25	9.06	5,471.25	2.56
CHM- Landscape Service	6,521.98	17.56	19,899.77	9.30
CHM- Legal Service	0.00	0.00	446.00	0.21
CHM- Supplies	201.50	0.54	2,387.02	1.12
CHM- Garbage Services	2,077.01	5.59	12,403.15	5.80
CHM- Water & Sewer	5,603.03	15.08	35,575.74	16.63
CHM- Gas Service	2,626.89	7.07	41,529.45	19.41
CHM- Common Area Electricity	298.00	0.80	1,169.90	0.55
CHM- Roofing Maintenance	0.00	0.00	2,475.00	1.16
CHM- Insurance	0.00	0.00	42,064.80	19.66
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	2,200.00	5.92	3,070.00	1.44
CHM- Pool Repairs	1,183.44	3.19	1,183.44	0.55
CHM- Light Reimbursement	0.00	0.00	384.84	0.18
CHM- Water Main Repairs	0.00	0.00	5,843.00	2.73
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	8,500.00	22.88	30,000.00	14.02
CHM- Building Maintenance Rain Gutters	0.00	0.00	200.00	0.09
CHM- Taxes & Accounting	0.00	0.00	728.00	0.34
CHM- Fence Repairs	0.00	0.00	0.00	0.00
CHM- Snow Removal	0.00	0.00	3,294.29	1.54
Total Country Hills Manor HOA Expenses	32,578.10	87.70	213,926.35	100.00
Property Management				
Management Fee	1,225.00	3.30	7,350.00	3.44
Total Property Management	1,225.00	3.30	7,350.00	3.44
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	33,803.10	91.00	221,286.35	103.44
NOI - Net Operating Income	3,342.23	9.00	-7,357.52	-3.44
Other Income & Expense				
Other Income				
Interest on Bank Accounts	254.98	0.69	825.00	0.39
Total Other Income	254.98	0.69	825.00	0.39
Net Other Income	254.98	0.69	825.00	0.39
Total Income	37,400.31	100.69	214,753.83	100.39
Total Expense	33,803.10	91.00	221,286.35	103.44
Net Income	3,597.21	9.68	-6,532.52	-3.05