Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403
As of: 05/31/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	26,227.20
Savings/Reserve Account	79,960.49
Escrow Cash	2.18
CHM GWCU Contingency Acct	13,494.59
CHM EFCU Savings	40,490.60
CHM EFCU 36 Month CD - Matures 08.07.25	10,571.64
CHM EFCU 48 Month CD - Matures 08.07.25	14,992.45
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,951.51
CHM GWCU 36 Month CD - Matures 01.25.26	25,025.44
Total Cash	**219,716.19**
TOTAL ASSETS	**219,716.19**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,734.21
Total Liabilities	**10,734.21**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-10,129.73
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	**208,981.98**
TOTAL LIABILITIES & CAPITAL	**219,716.19**

Income Statement

Welch Randall

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

As of: May 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	34,875.00	99.36	176,033.50	99.58
HOA Income	0.00	0.00	0.00	0.00
HOA Reinvestment Fee / Transfer Fee	150.00	0.43	300.00	0.17
Clubhouse / Pool	25.00	0.07	175.00	0.10
Deposit - Pool Key	25.00	0.07	25.00	0.01
Late Fee	25.00	0.07	250.00	0.14
Total Operating Income	**35,100.00**	**100.00**	**176,783.50**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	5,800.70	3.28
CHM- Property Maintenance	500.00	1.42	2,105.00	1.19
CHM- Landscape Service	3,042.79	8.67	13,377.79	7.57
CHM- Legal Service	446.00	1.27	446.00	0.25
CHM- Supplies	1,285.39	3.66	2,185.52	1.24
CHM- Garbage Services	2,059.39	5.87	10,326.14	5.84
CHM- Water & Sewer	6,313.23	17.99	29,972.71	16.95
CHM- Gas Service	3,837.33	10.93	38,902.56	22.01
CHM- Common Area Electricity	161.61	0.46	871.90	0.49
CHM- Roofing Maintenance	2,475.00	7.05	2,475.00	1.40
CHM- Insurance	686.90	1.96	42,064.80	23.79
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	0.00	0.00	870.00	0.49
CHM- Light Reimbursement	0.00	0.00	384.84	0.22
CHM- Water Main Repairs	0.00	0.00	5,843.00	3.31
CHM- Ground Maintenance Tree Replacement	0.00	0.00	0.00	0.00
CHM- Building Maintenance Painting	21,500.00	61.25	21,500.00	12.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CHM- Building Maintenance Rain Gutters	0.00	0.00	200.00	0.11
CHM- Taxes & Accounting	0.00	0.00	728.00	0.41
CHM- Fence Repairs	0.00	0.00	0.00	0.00
CHM- Snow Removal	1,672.86	4.77	3,294.29	1.86
Total Country Hills Manor HOA Expenses	**43,980.50**	**125.30**	**181,348.25**	**102.58**
Property Management				
Management Fee	1,225.00	3.49	6,125.00	3.46
Total Property Management	**1,225.00**	**3.49**	**6,125.00**	**3.46**
Bank Fees / Interest	0.00	0.00	10.00	0.01
Total Operating Expense	**45,205.50**	**128.79**	**187,483.25**	**106.05**
NOI - Net Operating Income	**-10,105.50**	**-28.79**	**-10,699.75**	**-6.05**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	96.68	0.28	570.02	0.32
Total Other Income	**96.68**	**0.28**	**570.02**	**0.32**
Net Other Income	**96.68**	**0.28**	**570.02**	**0.32**
Total Income	35,196.68	100.28	177,353.52	100.32
Total Expense	45,205.50	128.79	187,483.25	106.05
Net Income	**-10,008.82**	**-28.52**	**-10,129.73**	**-5.73**