Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	40,433.68
Savings/Reserve Account	163,779.31
Escrow Cash	2.18
CHM GWCU Contingency Acct	20,863.66
CHM EFCU Savings	40,551.38
CHM EFCU 36 Month CD - Matures 08.07.28	10,893.80
CHM EFCU 48 Month CD - Matures 08.07.29	15,434.62
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.29	9,327.49
Total Cash	**301,286.21**
TOTAL ASSETS	**301,286.21**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,679.21
Total Liabilities	**16,679.21**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-1,556.83
Calculated Prior Years Retained Earnings	88,220.93
Total Capital	**284,607.00**
TOTAL LIABILITIES & CAPITAL	**301,286.21**

Income Statement

Welch Randall

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

As of: Apr 2026

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	35,042.59	99.64	139,192.34	99.53
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	150.00	0.11
Clubhouse / Pool	50.00	0.14	125.00	0.09
Fine & Violation	0.00	0.00	105.00	0.08
Late Fee	75.00	0.21	275.00	0.20
Total Operating Income	**35,167.59**	**100.00**	**139,847.34**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	194.95	0.14
CHM- Property Maintenance	802.45	2.28	4,317.45	3.09
CHM- Landscape Service	4,000.00	11.37	19,042.79	13.62
CHM- Legal Service	0.00	0.00	3,200.00	2.29
CHM- Supplies	0.00	0.00	76.25	0.05
CHM- Garbage Services	2,301.40	6.54	8,935.06	6.39
CHM- Water & Sewer	5,672.60	16.13	24,571.79	17.57
CHM- Gas Service	5,061.11	14.39	23,490.19	16.80
CHM- Common Area Electricity	298.00	0.85	1,192.00	0.85
CHM- Roofing Maintenance	925.00	2.63	3,025.00	2.16
CHM- Insurance	3,601.31	10.24	23,730.61	16.97
CHM- Pool Supplies	0.00	0.00	910.00	0.65
CHM- Pool Repairs	21,000.00	59.71	21,000.00	15.02
CHM- Light Reimbursement	384.84	1.09	384.84	0.28
CHM- Water Main Repairs	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	100.00	0.07
CHM- Taxes & Accounting	211.00	0.60	211.00	0.15
CHM- Snow Removal	0.00	0.00	2,772.86	1.98
Total Country Hills Manor HOA Expenses	**44,257.71**	**125.85**	**137,154.79**	**98.07**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,225.00	3.48	4,900.00	3.50
Total Property Management	**1,225.00**	**3.48**	**4,900.00**	**3.50**
Bank Fees / Interest	0.00	0.00	10.00	0.01
Total Operating Expense	**45,482.71**	**129.33**	**142,064.79**	**101.59**
NOI - Net Operating Income	**-10,315.12**	**-29.33**	**-2,217.45**	**-1.59**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	45.30	0.13	660.62	0.47
Total Other Income	**45.30**	**0.13**	**660.62**	**0.47**
Net Other Income	**45.30**	**0.13**	**660.62**	**0.47**
Total Income	35,212.89	100.13	140,507.96	100.47
Total Expense	45,482.71	129.33	142,064.79	101.59
Net Income	**-10,269.82**	**-29.20**	**-1,556.83**	**-1.11**