Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	40,073.67
Savings/Reserve Account	186,922.22
Escrow Cash	2.18
CHM GWCU Contingency Acct	23,795.09
CHM EFCU Savings	40,566.55
CHM EFCU 36 Month CD - Matures 08.07.28	11,004.80
CHM EFCU 48 Month CD - Matures 08.07.29	15,593.74
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.29	9,424.77
Total Cash	**327,383.11**
TOTAL ASSETS	**327,383.11**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,404.70
Total Liabilities	**14,404.70**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	26,814.58
Calculated Prior Years Retained Earnings	88,220.93
Total Capital	**312,978.41**
TOTAL LIABILITIES & CAPITAL	**327,383.11**

Income Statement

Welch Randall LLC

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

As of: Aug 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	42,567.34	99.14	300,809.68	99.45
HOA Reinvestment Fee / Transfer Fee	75.00	0.17	375.00	0.12
Clubhouse / Pool	220.00	0.51	670.00	0.22
Fine & Violation	0.00	0.00	105.00	0.03
Deposit - Pool Key	0.00	0.00	0.00	0.00
Late Fee	75.00	0.17	525.00	0.17
Total Operating Income	**42,937.34**	**100.00**	**302,484.68**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	601.89	1.40	1,500.38	0.50
CHM- Property Maintenance	415.00	0.97	14,012.71	4.63
CHM- Landscape Service	5,803.33	13.52	53,726.50	17.76
CHM- Legal Service	0.00	0.00	4,597.00	1.52
CHM- Supplies	0.00	0.00	307.75	0.10
CHM- Garbage Services	2,314.51	5.39	18,560.24	6.14
CHM- Water & Sewer	6,321.72	14.72	49,201.75	16.27
CHM- Gas Service	0.00	0.00	32,824.63	10.85
CHM- Common Area Electricity	373.00	0.87	2,534.00	0.84
CHM- Roofing Maintenance	0.00	0.00	4,315.00	1.43
CHM- Insurance	3,601.34	8.39	36,225.78	11.98
CHM- Pool Supplies	6,645.00	15.48	9,760.00	3.23
CHM- Pool Repairs	1,283.22	2.99	27,232.01	9.00
CHM- Light Reimbursement	0.00	0.00	384.84	0.13
CHM- Water Main Repairs	0.00	0.00	0.00	0.00
CHM- Building Maintenance	0.00	0.00	8,450.00	2.79
CHM- Building Maintenance Painting	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	100.00	0.03
CHM- Taxes &	0.00	0.00	211.00	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounting				
CHM- Fence Repairs	0.00	0.00	150.00	0.05
CHM- Snow Removal	0.00	0.00	2,772.86	0.92
CHM- Fire/Security	0.00	0.00	193.77	0.06
Total Country Hills Manor HOA Expenses	**27,359.01**	**63.72**	**267,060.22**	**88.29**
Property Management				
Management Fee	1,225.00	2.85	9,800.00	3.24
Total Property Management	**1,225.00**	**2.85**	**9,800.00**	**3.24**
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	**28,584.01**	**66.57**	**276,870.22**	**91.53**
NOI - Net Operating Income	**14,353.33**	**33.43**	**25,614.46**	**8.47**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	44.90	0.10	1,200.12	0.40
Total Other Income	**44.90**	**0.10**	**1,200.12**	**0.40**
Net Other Income	**44.90**	**0.10**	**1,200.12**	**0.40**
Total Income	42,982.24	100.10	303,684.80	100.40
Total Expense	28,584.01	66.57	276,870.22	91.53
Net Income	**14,398.23**	**33.53**	**26,814.58**	**8.86**