Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	34,716.23
Savings/Reserve Account	180,547.49
Escrow Cash	2.18
CHM GWCU Contingency Acct	22,987.62
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	**314,843.47**
TOTAL ASSETS	**314,843.47**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,263.29
Total Liabilities	**16,263.29**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	12,416.35
Calculated Prior Years Retained Earnings	88,220.93
Total Capital	**298,580.18**
TOTAL LIABILITIES & CAPITAL	**314,843.47**

Income Statement

Welch Randall LLC

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

As of: Jul 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	42,447.00	99.76	258,242.34	99.50
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.12
Clubhouse / Pool	50.00	0.12	450.00	0.17
Fine & Violation	0.00	0.00	105.00	0.04
Deposit - Pool Key	0.00	0.00	0.00	0.00
Late Fee	50.00	0.12	450.00	0.17
Total Operating Income	**42,547.00**	**100.00**	**259,547.34**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	703.54	1.65	898.49	0.35
CHM- Property Maintenance	1,432.99	3.37	13,597.71	5.24
CHM- Landscape Service	15,630.38	36.74	47,923.17	18.46
CHM- Legal Service	0.00	0.00	4,597.00	1.77
CHM- Supplies	0.00	0.00	307.75	0.12
CHM- Garbage Services	2,269.28	5.33	16,245.73	6.26
CHM- Water & Sewer	6,162.32	14.48	42,880.03	16.52
CHM- Gas Service	3,083.26	7.25	32,824.63	12.65
CHM- Common Area Electricity	373.00	0.88	2,161.00	0.83
CHM- Roofing Maintenance	0.00	0.00	4,315.00	1.66
CHM- Insurance	3,601.31	8.46	32,624.44	12.57
CHM- Pool Supplies	0.00	0.00	3,115.00	1.20
CHM- Pool Repairs	4,678.79	11.00	25,948.79	10.00
CHM- Light Reimbursement	0.00	0.00	384.84	0.15
CHM- Water Main Repairs	0.00	0.00	0.00	0.00
CHM- Building Maintenance	0.00	0.00	8,450.00	3.26
CHM- Building Maintenance Painting	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	100.00	0.04
CHM- Taxes & Accounting	0.00	0.00	211.00	0.08
CHM- Fence Repairs	0.00	0.00	150.00	0.06
CHM- Snow Removal	0.00	0.00	2,772.86	1.07
CHM- Fire/Security	0.00	0.00	193.77	0.07
Total Country Hills Manor HOA Expenses	**37,934.87**	**89.16**	**239,701.21**	**92.35**
Property Management				
Management Fee	1,225.00	2.88	8,575.00	3.30
Total Property Management	**1,225.00**	**2.88**	**8,575.00**	**3.30**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	**39,159.87**	**92.04**	**248,286.21**	**95.66**
NOI - Net Operating Income	**3,387.13**	**7.96**	**11,261.13**	**4.34**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	81.68	0.19	1,155.22	0.45
Total Other Income	**81.68**	**0.19**	**1,155.22**	**0.45**
Net Other Income	**81.68**	**0.19**	**1,155.22**	**0.45**
Total Income	42,628.68	100.19	260,702.56	100.45
Total Expense	39,159.87	92.04	248,286.21	95.66
Net Income	**3,468.81**	**8.15**	**12,416.35**	**4.78**