Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403
As of: 06/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,294.66
Savings/Reserve Account	174,123.92
Escrow Cash	2.18
CHM GWCU Contingency Acct	22,173.96
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	**311,184.67**
TOTAL ASSETS	**311,184.67**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,073.30
Total Liabilities	**16,073.30**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	8,947.54
Calculated Prior Years Retained Earnings	88,220.93
Total Capital	**295,111.37**
TOTAL LIABILITIES & CAPITAL	**311,184.67**

Income Statement

Welch Randall LLC

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

As of: Jun 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	42,728.00	99.02	215,795.34	99.44
HOA Reinvestment Fee / Transfer Fee	75.00	0.17	300.00	0.14
Clubhouse / Pool	225.00	0.52	400.00	0.18
Fine & Violation	0.00	0.00	105.00	0.05
Deposit - Pool Key	0.00	0.00	0.00	0.00
Late Fee	125.00	0.29	400.00	0.18
Total Operating Income	**43,153.00**	**100.00**	**217,000.34**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM-Reimbursement Property Maintenance	0.00	0.00	194.95	0.09
CHM- Property Maintenance	7,267.27	16.84	12,164.72	5.61
CHM- Landscape Service	9,250.00	21.44	32,292.79	14.88
CHM- Legal Service	0.00	0.00	4,597.00	2.12
CHM- Supplies	0.00	0.00	307.75	0.14
CHM- Garbage Services	2,747.18	6.37	13,976.45	6.44
CHM- Water & Sewer	5,563.23	12.89	36,717.71	16.92
CHM- Gas Service	2,734.45	6.34	29,741.37	13.71
CHM- Common Area Electricity	298.00	0.69	1,788.00	0.82
CHM- Roofing Maintenance	965.00	2.24	4,315.00	1.99
CHM- Insurance	3,601.31	8.35	29,023.13	13.37
CHM- Pool Supplies	0.00	0.00	3,115.00	1.44
CHM- Pool Repairs	270.00	0.63	21,270.00	9.80
CHM- Light Reimbursement	0.00	0.00	384.84	0.18
CHM- Water Main Repairs	0.00	0.00	0.00	0.00
CHM- Building Maintenance	0.00	0.00	8,450.00	3.89
CHM- Building Maintenance Painting	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	100.00	0.05
CHM- Taxes &	0.00	0.00	211.00	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounting				
CHM- Fence Repairs	150.00	0.35	150.00	0.07
CHM- Snow Removal	0.00	0.00	2,772.86	1.28
CHM- Fire/Security	193.77	0.45	193.77	0.09
Total Country Hills Manor HOA Expenses	**33,040.21**	**76.57**	**201,766.34**	**92.98**
Property Management				
Management Fee	1,225.00	2.84	7,350.00	3.39
Total Property Management	**1,225.00**	**2.84**	**7,350.00**	**3.39**
Bank Fees / Interest	0.00	0.00	10.00	0.00
Total Operating Expense	**34,265.21**	**79.40**	**209,126.34**	**96.37**
NOI - Net Operating Income	**8,887.79**	**20.60**	**7,874.00**	**3.63**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	382.57	0.89	1,073.54	0.49
Total Other Income	**382.57**	**0.89**	**1,073.54**	**0.49**
Net Other Income	**382.57**	**0.89**	**1,073.54**	**0.49**
Total Income	43,535.57	100.89	218,073.88	100.49
Total Expense	34,265.21	79.40	209,126.34	96.37
Net Income	**9,270.36**	**21.48**	**8,947.54**	**4.12**