Balance Sheet

Properties: Country Hills Manor HOA - 4000 Gramercy Ave Ogden, UT 84403
As of: 05/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	35,700.65
Savings/Reserve Account	169,042.67
Escrow Cash	2.18
CHM GWCU Contingency Acct	21,530.34
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	**302,483.22**
TOTAL ASSETS	**302,483.22**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,642.21
Total Liabilities	**16,642.21**
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	-322.82
Calculated Prior Years Retained Earnings	88,220.93
Total Capital	**285,841.01**
TOTAL LIABILITIES & CAPITAL	**302,483.22**

Income Statement

Welch Randall LLC

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

As of: May 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	33,875.00	99.63	173,067.34	99.55
HOA Reinvestment Fee / Transfer Fee	75.00	0.22	225.00	0.13
Clubhouse / Pool	50.00	0.15	175.00	0.10
Fine & Violation	0.00	0.00	105.00	0.06
Deposit - Pool Key	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	275.00	0.16
Total Operating Income	**34,000.00**	**100.00**	**173,847.34**	**100.00**
Expense				
Country Hills Manor HOA Expenses				
CHM- Reimbursement Property Maintenance	0.00	0.00	194.95	0.11
CHM- Property Maintenance	580.00	1.71	4,897.45	2.82
CHM- Landscape Service	4,000.00	11.76	23,042.79	13.25
CHM- Legal Service	1,397.00	4.11	4,597.00	2.64
CHM- Supplies	231.50	0.68	307.75	0.18
CHM- Garbage Services	2,294.21	6.75	11,229.27	6.46
CHM- Water & Sewer	6,582.69	19.36	31,154.48	17.92
CHM- Gas Service	3,516.73	10.34	27,006.92	15.53
CHM- Common Area Electricity	298.00	0.88	1,490.00	0.86
CHM- Roofing Maintenance	325.00	0.96	3,350.00	1.93
CHM- Insurance	1,691.21	4.97	25,421.82	14.62
CHM- Pool Supplies	2,205.00	6.49	3,115.00	1.79
CHM- Pool Repairs	0.00	0.00	21,000.00	12.08
CHM- Light Reimbursement	0.00	0.00	384.84	0.22
CHM- Water Main Repairs	0.00	0.00	0.00	0.00
CHM- Building Maintenance	8,450.00	24.85	8,450.00	4.86
CHM- Building Maintenance Painting	0.00	0.00	0.00	0.00
CHM- Building Maintenance Rain Gutters	0.00	0.00	100.00	0.06
CHM- Taxes &	0.00	0.00	211.00	0.12

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounting				
CHM- Snow Removal	0.00	0.00	2,772.86	1.59
Total Country Hills Manor HOA Expenses	**31,571.34**	**92.86**	**168,726.13**	**97.05**
Property Management				
Management Fee	1,225.00	3.60	6,125.00	3.52
Total Property Management	**1,225.00**	**3.60**	**6,125.00**	**3.52**
Bank Fees / Interest	0.00	0.00	10.00	0.01
Total Operating Expense	**32,796.34**	**96.46**	**174,861.13**	**100.58**
NOI - Net Operating Income	**1,203.66**	**3.54**	**-1,013.79**	**-0.58**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	30.35	0.09	690.97	0.40
Total Other Income	**30.35**	**0.09**	**690.97**	**0.40**
Net Other Income	**30.35**	**0.09**	**690.97**	**0.40**
Total Income	34,030.35	100.09	174,538.31	100.40
Total Expense	32,796.34	96.46	174,861.13	100.58
Net Income	**1,234.01**	**3.63**	**-322.82**	**-0.19**