

Balance Sheet

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

As of: 12/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	60,412.61
Savings/Reserve Account	117,063.97
Escrow Cash	2.18
CHM GWCU Contingency Acct	18,195.34
CHM EFCU Savings	40,521.06
CHM EFCU 36 Month CD - Matures 08.07.28	10,675.16
CHM EFCU 48 Month CD - Matures 08.07.29	15,121.23
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.29	9,135.92
CHM GWCU 36 Month CD - Matures 01.25.26	25,586.86
Total Cash	296,714.42
TOTAL ASSETS	296,714.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,645.48
Total Liabilities	15,645.48
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	61,957.23
Calculated Prior Years Retained Earnings	21,168.81
Total Capital	281,068.94
TOTAL LIABILITIES & CAPITAL	296,714.42

Copy of Income Statement - YTD

Welch Randall

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

As of: Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End
Operating Income & Expense	
Income	
Association Dues	424,431.34
HOA Income	0.00
HOA Reinvestment Fee / Transfer Fee	450.00
Clubhouse / Pool	900.00
Fine & Violation	0.00
Deposit - Pool Key	25.00
NSF Fees Collected	20.00
Late Fee	775.00
Total Operating Income	426,601.34
Expense	
Country Hills Manor HOA Expenses	
CHM- Reimbursement Property Maintenance	8,695.09
CHM- Property Maintenance	19,939.65
CHM- Landscape Service	50,492.37
CHM- Legal Service	2,196.46
CHM- Supplies	2,848.38
CHM- Garbage Services	25,977.49
CHM- Water & Sewer	72,185.62
CHM- Gas Service	64,659.21
CHM- Common Area Electricity	2,957.90
CHM- Roofing Maintenance	3,550.00
CHM- Insurance	42,974.00
CHM- Licenses & Permits	0.00
CHM- Clubhouse Repairs	0.00
CHM- Pool Supplies	9,853.46
CHM- Pool Repairs	4,740.48
CHM- Light Reimbursement	384.84
CHM- Water Main Repairs	5,843.00
CHM- Ground Maintenance Tree Replacement	0.00
CHM- Building Maintenance Painting	30,000.00
CHM- Building Maintenance Rain Gutters	460.00
CHM- Taxes & Accounting	688.45
CHM- Fence Repairs	50.00
CHM- Clubhouse Cleaning	0.00
CHM- Snow Removal	3,294.29
Total Country Hills Manor HOA Expenses	351,790.69
Property Management	
Management Fee	14,700.00
Total Property Management	14,700.00

Copy of Income Statement - YTD

Account Name	Year to Month End
Bank Fees / Interest	10.00
Total Operating Expense	366,500.69
NOI - Net Operating Income	60,100.65
Other Income & Expense	
Other Income	
Interest on Bank Accounts	1,856.58
Total Other Income	1,856.58
Net Other Income	1,856.58
Total Income	428,457.92
Total Expense	366,500.69
Net Income	61,957.23