

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	45,242.44
Savings/Reserve Account	75,121.10
Escrow Cash	2.18
CHM GWCU Contingency Acct	10,158.02
CHM EFCU Savings	40,475.62
CHM EFCU 36 Month CD - Matures 08.07.25	10,544.19
CHM EFCU 48 Month CD - Matures 08.07.25	14,966.68
CHM EFCU Peak Fund	0.09
CHM EFCU 48 Month CD #2 - Matures 04.05.25	8,936.12
CHM GWCU 36 Month CD - Matures 01.25.26	24,636.73
Total Cash	230,083.17
TOTAL ASSETS	230,083.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,971.46
Total Liabilities	10,971.46
Capital	
Retained Earnings	197,942.90
Calculated Retained Earnings	5,135.81
Calculated Prior Years Retained Earnings	16,033.00
Total Capital	219,111.71
TOTAL LIABILITIES & CAPITAL	230,083.17

Income Statement

Welch Randall

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

As of: Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End
Operating Income & Expense	
Income	
Other Cash	0.00
Association Dues	424,757.73
HOA Income	268.38
HOA Reinvestment Fee / Transfer Fee	375.00
Clubhouse / Pool	800.00
Fine & Violation	25.00
Late Fee	1,050.00
Total Operating Income	427,276.11
Expense	
Country Hills Manor HOA Expenses	
CHM- Reimbursement Property Maintenance	3,495.96
CHM- Property Maintenance	60,670.69
CHM- Landscape Service	54,017.00
CHM- Supplies	517.25
CHM- Garbage Services	24,701.60
CHM- Water & Sewer	67,092.50
CHM- Gas Service	82,093.99
CHM- Common Area Electricity	3,469.02
CHM- Roofing Maintenance	1,950.00
CHM- Insurance	35,176.00
CHM- Licenses & Permits	10.00
CHM- Clubhouse Repairs	7,080.00
CHM- Pool Supplies	9,805.69
CHM- Pool Repairs	4,116.21
CHM- Asphalt Repairs	0.00
CHM- Light Reimbursement	0.00
CHM- Water Main Repairs	6,838.00
CHM- Ground Maintenance Tree Replacement	300.00
CHM- Building Maintenance Painting	25,585.00
CHM- Building Maintenance Rain Gutters	12,375.00
CHM- Taxes & Accounting	0.00
CHM- Fence Repairs	575.00
CHM- Clubhouse Cleaning	270.00
CHM- Concrete Work	0.00
CHM- Snow Removal	9,844.61
Total Country Hills Manor HOA Expenses	409,983.52
Property Management	
Management Fee	14,700.00
Total Property Management	14,700.00

Income Statement

Account Name	Year to Month End
Bank Fees / Interest	0.00
WR - RE Brokerage Expenses	
WR - RE Office Expenses (Brokerage Portion)	0.00
Total WR - RE Brokerage Expenses	0.00
Total Operating Expense	424,683.52
 NOI - Net Operating Income	 2,592.59
 Other Income & Expense	
Other Income	
Interest on Bank Accounts	2,543.22
Total Other Income	2,543.22
 Net Other Income	 2,543.22
 Total Income	 429,819.33
Total Expense	424,683.52
 Net Income	 5,135.81