

**Balance Sheet**

Properties: Countryside HOA - 5300 S. Adams Ave Pkway Ste#8 Midvale, UT 84047

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance           |
|--|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 52,364.94         |
| Savings/Reserve Account                  | 66,202.57         |
| <b>Total Cash</b>                        | <b>118,567.51</b> |
| <b>TOTAL ASSETS</b>                      | <b>118,567.51</b> |
| <br>                                     |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 8,808.70          |
| <b>Total Liabilities</b>                 | <b>8,808.70</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 62,411.65         |
| Calculated Retained Earnings             | -2,246.12         |
| Calculated Prior Years Retained Earnings | 49,593.28         |
| <b>Total Capital</b>                     | <b>109,758.81</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>118,567.51</b> |

## Income Statement

Welch Randall

Properties: Countryside HOA - 5300 S. Adams Ave Pkway Ste#8 Midvale, UT 84047

As of: Apr 2023

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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Income</b>                         |                  |                     |                   |                        |
| CSA- RV Parking                       | 220.00           | 0.90                | 840.00            | 0.84                   |
| Association Dues                      | 24,197.62        | 98.85               | 97,853.82         | 97.88                  |
| HOA Reinvestment Fee / Transfer Fee   | 0.00             | 0.00                | 1,000.00          | 1.00                   |
| Interest Income                       | 12.60            | 0.05                | 50.99             | 0.05                   |
| Late Fee                              | 50.00            | 0.20                | 225.00            | 0.23                   |
| <b>Total Operating Income</b>         | <b>24,480.22</b> | <b>100.00</b>       | <b>99,969.81</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>Countryside HOA Expense</b>        |                  |                     |                   |                        |
| CSA- Gas Pool                         | 7.65             | 0.03                | 30.60             | 0.03                   |
| CSA- Common Electricity               | 380.82           | 1.56                | 1,584.21          | 1.58                   |
| CSA- Landscape                        | 0.00             | 0.00                | 4,090.00          | 4.09                   |
| CSA- Pool Maintenance                 | 0.00             | 0.00                | 405.00            | 0.41                   |
| CSA- Garbage                          | 1,586.72         | 6.48                | 6,448.16          | 6.45                   |
| CSA- Property Maintenance             | 0.00             | 0.00                | 9,946.49          | 9.95                   |
| CSA- Water & Storm Drain              | 1,558.81         | 6.37                | 5,960.24          | 5.96                   |
| CSA- Insurance                        | 3,756.62         | 15.35               | 15,026.48         | 15.03                  |
| CSA- Sewer                            | 2,427.30         | 9.92                | 9,709.20          | 9.71                   |
| CSA- Taxes & Licensing                | 0.00             | 0.00                | 372.00            | 0.37                   |
| CSA- Reimbursement: Misc.             | 0.00             | 0.00                | 131.91            | 0.13                   |
| CSA- Common Area Cleaning             | 631.25           | 2.58                | 2,986.25          | 2.99                   |
| CSA- Board Member Compensation        | 210.75           | 0.86                | 813.00            | 0.81                   |
| CSA- Snow Removal                     | 5,480.00         | 22.39               | 38,740.00         | 38.75                  |
| CSA- Printing & Postage               | 0.00             | 0.00                | 48.75             | 0.05                   |
| CSA - Roof                            | 0.00             | 0.00                | 0.00              | 0.00                   |
| CSA- Roof and Gutter Repair           | 585.00           | 2.39                | 1,625.00          | 1.63                   |
| <b>Total Countryside HOA Expense</b>  | <b>16,624.92</b> | <b>67.91</b>        | <b>97,917.29</b>  | <b>97.95</b>           |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 1,095.00         | 4.47                | 4,380.00          | 4.38                   |
| <b>Total Property</b>                 | <b>1,095.00</b>  | <b>4.47</b>         | <b>4,380.00</b>   | <b>4.38</b>            |

## Income Statement

| Account Name                      | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|----------------|---------------------|-------------------|------------------------|
| <b>Management</b>                 |                |                     |                   |                        |
| Total Operating Expense           | 17,719.92      | 72.38               | 102,297.29        | 102.33                 |
| NOI - Net Operating Income        | 6,760.30       | 27.62               | -2,327.48         | -2.33                  |
| <b>Other Income &amp; Expense</b> |                |                     |                   |                        |
| <b>Other Income</b>               |                |                     |                   |                        |
| Insurance Income (Other)          | 0.00           | 0.00                | 0.00              | 0.00                   |
| Special Assessment                | 0.00           | 0.00                | 77.11             | 0.08                   |
| Interest on Bank Accounts         | 1.00           | 0.00                | 4.25              | 0.00                   |
| Total Other Income                | 1.00           | 0.00                | 81.36             | 0.08                   |
| Net Other Income                  | 1.00           | 0.00                | 81.36             | 0.08                   |
| Total Income                      | 24,481.22      | 100.00              | 100,051.17        | 100.08                 |
| Total Expense                     | 17,719.92      | 72.38               | 102,297.29        | 102.33                 |
| Net Income                        | 6,761.30       | 27.62               | -2,246.12         | -2.25                  |