

## Balance Sheet

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

As of: 05/31/2023

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	64,525.52
Savings/Reserve Account	66,203.75
<b>Total Cash</b>	<b>130,729.27</b>
<b>TOTAL ASSETS</b>	<b>130,729.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,319.67
<b>Total Liabilities</b>	<b>10,319.67</b>
<b>Capital</b>	
Retained Earnings	62,411.65
Calculated Retained Earnings	8,404.67
Calculated Prior Years Retained Earnings	49,593.28
<b>Total Capital</b>	<b>120,409.60</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>130,729.27</b>

# Income Statement

Welch Randall

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

As of: May 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	200.00	0.73	1,020.00	0.80
Association Dues	26,420.41	96.58	124,358.37	97.67
HOA Reinvestment Fee / Transfer Fee	500.00	1.83	1,500.00	1.18
Interest Income	39.61	0.14	76.46	0.06
Late Fee	195.00	0.71	370.00	0.29
<b>Total Operating Income</b>	<b>27,355.02</b>	<b>100.00</b>	<b>127,324.83</b>	<b>100.00</b>
<b>Expense</b>				
<b>Countryside HOA Expense</b>				
CSA- Gas Pool	7.65	0.03	38.25	0.03
CSA- Common Electricity	408.87	1.49	1,993.08	1.57
CSA- Landscape	4,150.00	15.17	8,240.00	6.47
CSA- Pool Maintenance	0.00	0.00	405.00	0.32
CSA- Garbage	1,563.57	5.72	8,011.73	6.29
CSA- Property Maintenance	70.00	0.26	10,016.49	7.87
CSA- Water & Storm Drain	1,387.11	5.07	7,347.35	5.77
CSA- Insurance	2,238.16	8.18	17,264.64	13.56
CSA- Sewer	3,112.30	11.38	12,821.50	10.07
CSA- Taxes & Licensing	10.00	0.04	382.00	0.30
CSA- Reimbursement: Misc.	0.00	0.00	131.91	0.10
CSA- Common Area Cleaning	624.00	2.28	3,610.25	2.84
CSA- Board Member Compensation	210.75	0.77	1,023.75	0.80
CSA- Snow Removal	1,840.00	6.73	40,580.00	31.87
CSA- Printing & Postage	-12.00	-0.04	36.75	0.03
CSA - Roof	0.00	0.00	0.00	0.00
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	1.28
<b>Total Countryside HOA Expense</b>	<b>15,610.41</b>	<b>57.07</b>	<b>113,527.70</b>	<b>89.16</b>
<b>Property Management</b>				
Management Fee	1,095.00	4.00	5,475.00	4.30
<b>Total Property</b>	<b>1,095.00</b>	<b>4.00</b>	<b>5,475.00</b>	<b>4.30</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Management</b>				
<b>Total Operating Expense</b>	<u>16,705.41</u>	<u>61.07</u>	<u>119,002.70</u>	<u>93.46</u>
<b>NOI - Net Operating Income</b>	10,649.61	38.93	8,322.13	6.54
<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	0.06
Interest on Bank Accounts	1.18	0.00	5.43	0.00
<b>Total Other Income</b>	<u>1.18</u>	<u>0.00</u>	<u>82.54</u>	<u>0.06</u>
<b>Net Other Income</b>	<u>1.18</u>	<u>0.00</u>	<u>82.54</u>	<u>0.06</u>
Total Income	27,356.20	100.00	127,407.37	100.06
Total Expense	16,705.41	61.07	119,002.70	93.46
<b>Net Income</b>	<u><u>10,650.79</u></u>	<u><u>38.94</u></u>	<u><u>8,404.67</u></u>	<u><u>6.60</u></u>