

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	43,804.89
Savings/Reserve Account	66,204.82
Total Cash	110,009.71
TOTAL ASSETS	110,009.71
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,401.05
Total Liabilities	11,401.05
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-13,396.27
Calculated Prior Years Retained Earnings	49,593.28
Total Capital	98,608.66
TOTAL LIABILITIES & CAPITAL	110,009.71

Income Statement

Welch Randall

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

As of: Jun 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
Operating Income & Expense				
Income				
CSA- RV Parking	200.00	0.80	1,220.00	0.80
Association Dues	24,870.86	98.95	149,459.23	97.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	0.98
Clubhouse / Pool	25.00	0.10	25.00	0.02
Interest Income	8.01	0.03	84.47	0.06
Late Fee	30.00	0.12	400.00	0.26
Total Operating Income	25,133.87	100.00	152,688.70	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	619.82	2.47	658.07	0.43
CSA- Common Electricity	531.27	2.11	2,524.35	1.65
CSA- Landscape	5,002.30	19.90	13,242.30	8.67
CSA- Pool Maintenance	1,648.25	6.56	2,053.25	1.34
CSA- Garbage	1,557.56	6.20	9,569.29	6.27
CSA- Property Maintenance	912.41	3.63	11,613.90	7.61
CSA- Water & Storm Drain	2,123.21	8.45	9,470.56	6.20
CSA- Insurance	7,542.89	30.01	24,807.53	16.25
CSA- Sewer	2,427.30	9.66	14,563.80	9.54
CSA- Taxes & Licensing	0.00	0.00	382.00	0.25
CSA- Reimbursement: Misc.	1,896.00	7.54	2,027.91	1.33
CSA- Common Area Cleaning	919.00	3.66	4,529.25	2.97
CSA- Board Member Compensation	234.87	0.93	1,258.62	0.82
CSA- Snow Removal	0.00	0.00	40,580.00	26.58
CSA- Sprinkler Repair	2,910.00	11.58	2,910.00	1.91
CSA- Printing & Postage	246.00	0.98	282.75	0.19
CSA - Roof	17,500.00	69.63	17,500.00	11.46
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	1.06
Total Countryside HOA Expense	46,070.88	183.30	159,598.58	104.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,095.00	4.36	6,570.00	4.30
Total Property Management	1,095.00	4.36	6,570.00	4.30
Total Operating Expense	47,165.88	187.66	166,168.58	108.83
NOI - Net Operating Income	-22,032.01	-87.66	-13,479.88	-8.83
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	77.11	0.05
Interest on Bank Accounts	1.07	0.00	6.50	0.00
Total Other Income	1.07	0.00	83.61	0.05
Net Other Income	1.07	0.00	83.61	0.05
Total Income	25,134.94	100.00	152,772.31	100.05
Total Expense	47,165.88	187.66	166,168.58	108.83
Net Income	-22,030.94	-87.65	-13,396.27	-8.77