

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,250.93
Savings/Reserve Account	66,205.93
Total Cash	115,456.86
TOTAL ASSETS	115,456.86
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,081.93
Total Liabilities	12,081.93
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-10,895.00
Calculated Prior Years Retained Earnings	51,858.28
Total Capital	103,374.93
TOTAL LIABILITIES & CAPITAL	115,456.86

Income Statement

Welch Randall

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

As of: Jul 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	180.00	0.70	1,400.00	0.79
Association Dues	25,410.21	99.18	174,869.44	98.07
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	0.84
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	4.35	0.02	88.82	0.05
Late Fee	25.00	0.10	425.00	0.24
Total Operating Income	25,619.56	100.00	178,308.26	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	639.07	2.49	1,297.14	0.73
CSA- Common Electricity	556.33	2.17	3,080.68	1.73
CSA- Landscape	2,500.00	9.76	15,742.30	8.83
CSA- Pool Maintenance	554.26	2.16	2,607.51	1.46
CSA- Garbage	1,552.40	6.06	11,121.69	6.24
CSA- Property Maintenance	3,410.00	13.31	15,023.90	8.43
CSA- Water & Storm Drain	3,544.15	13.83	13,014.71	7.30
CSA- Insurance	4,999.61	19.51	29,807.14	16.72
CSA- Sewer	2,427.30	9.47	16,991.10	9.53
CSA- Taxes & Licensing	0.00	0.00	382.00	0.21
CSA- Reimbursement: Misc.	0.00	0.00	2,027.91	1.14
CSA- Common Area Cleaning	1,130.25	4.41	5,659.50	3.17
CSA- Board Member Compensation	366.03	1.43	1,624.65	0.91
CSA- Snow Removal	0.00	0.00	40,580.00	22.76
CSA- Sprinkler Repair	345.00	1.35	3,255.00	1.83
CSA- Printing & Postage	0.00	0.00	282.75	0.16
CSA - Roof	0.00	0.00	17,500.00	9.81
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	0.91
Total Countryside HOA Expense	22,024.40	85.97	181,622.98	101.86

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	4.27	7,665.00	4.30
Total Property Management	1,095.00	4.27	7,665.00	4.30
Total Operating Expense	23,119.40	90.24	189,287.98	106.16
NOI - Net Operating Income	2,500.16	9.76	-10,979.72	-6.16
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	77.11	0.04
Interest on Bank Accounts	1.11	0.00	7.61	0.00
Total Other Income	1.11	0.00	84.72	0.05
Net Other Income	1.11	0.00	84.72	0.05
Total Income	25,620.67	100.00	178,392.98	100.05
Total Expense	23,119.40	90.24	189,287.98	106.16
Net Income	2,501.27	9.76	-10,895.00	-6.11