

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	56,274.73
Savings/Reserve Account	66,207.04
Total Cash	122,481.77
TOTAL ASSETS	122,481.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,083.43
Total Liabilities	13,083.43
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-4,871.59
Calculated Prior Years Retained Earnings	51,858.28
Total Capital	109,398.34
TOTAL LIABILITIES & CAPITAL	122,481.77

Income Statement

Welch Randall

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

As of: Aug 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	0.73	1,600.00	0.78
Association Dues	26,751.90	96.98	201,621.34	97.93
HOA Reinvestment Fee / Transfer Fee	500.00	1.81	2,000.00	0.97
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	32.22	0.12	121.04	0.06
Late Fee	100.00	0.36	525.00	0.25
Total Operating Income	27,584.12	100.00	205,892.38	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	308.65	1.12	1,605.79	0.78
CSA- Common Electricity	635.13	2.30	3,715.81	1.80
CSA- Landscape	0.00	0.00	15,742.30	7.65
CSA- Pool Maintenance	1,041.76	3.78	3,649.27	1.77
CSA- Garbage	1,545.54	5.60	12,667.23	6.15
CSA- Property Maintenance	1,750.00	6.34	16,773.90	8.15
CSA- Water & Storm Drain	3,906.73	14.16	16,921.44	8.22
CSA- Insurance	4,999.61	18.12	34,806.75	16.91
CSA- Sewer	2,427.30	8.80	19,418.40	9.43
CSA- Taxes & Licensing	0.00	0.00	382.00	0.19
CSA- Reimbursement: Misc.	100.85	0.37	2,128.76	1.03
CSA- Common Area Cleaning	1,092.25	3.96	6,751.75	3.28
CSA- Board Member Compensation	351.00	1.27	1,975.65	0.96
CSA- Snow Removal	0.00	0.00	40,580.00	19.71
CSA- Sprinkler Repair	466.50	1.69	3,721.50	1.81
CSA- Printing & Postage	0.00	0.00	282.75	0.14
CSA - Roof	1,900.00	6.89	19,400.00	9.42
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	0.79
CSA- Asphalt Repairs	0.00	0.00	0.00	0.00
Total Countryside	20,525.32	74.41	202,148.30	98.18

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA Expense				
Property Management				
Management Fee	1,095.00	3.97	8,760.00	4.25
Total Property Management	<u>1,095.00</u>	<u>3.97</u>	<u>8,760.00</u>	<u>4.25</u>
Total Operating Expense	<u>21,620.32</u>	<u>78.38</u>	<u>210,908.30</u>	<u>102.44</u>
NOI - Net Operating Income	5,963.80	21.62	-5,015.92	-2.44
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	58.50	0.21	135.61	0.07
Interest on Bank Accounts	1.11	0.00	8.72	0.00
Total Other Income	<u>59.61</u>	<u>0.22</u>	<u>144.33</u>	<u>0.07</u>
Net Other Income	<u>59.61</u>	<u>0.22</u>	<u>144.33</u>	<u>0.07</u>
Total Income	27,643.73	100.22	206,036.71	100.07
Total Expense	21,620.32	78.38	210,908.30	102.44
Net Income	<u>6,023.41</u>	<u>21.84</u>	<u>-4,871.59</u>	<u>-2.37</u>