

## Balance Sheet

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

As of: 09/30/2023

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	42,973.68
Savings/Reserve Account	66,208.08
<b>Total Cash</b>	<b>109,181.76</b>
<b>TOTAL ASSETS</b>	<b>109,181.76</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,216.69
<b>Total Liabilities</b>	<b>11,216.69</b>
<b>Capital</b>	
Retained Earnings	62,411.65
Calculated Retained Earnings	-16,304.86
Calculated Prior Years Retained Earnings	51,858.28
<b>Total Capital</b>	<b>97,965.07</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>109,181.76</b>

## Income Statement

Welch Randall

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

As of: Sep 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	280.00	1.04	1,880.00	0.81
Association Dues	26,346.96	98.22	227,968.30	97.96
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	0.86
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	47.41	0.18	168.45	0.07
Late Fee	150.00	0.56	675.00	0.29
<b>Total Operating Income</b>	<b>26,824.37</b>	<b>100.00</b>	<b>232,716.75</b>	<b>100.00</b>
<b>Expense</b>				
<b>Countryside HOA Expense</b>				
CSA- Gas Pool	520.44	1.94	2,126.23	0.91
CSA- Common Electricity	595.00	2.22	4,310.81	1.85
CSA- Landscape	3,560.00	13.27	19,302.30	8.29
CSA- Pool Maintenance	1,404.23	5.23	5,053.50	2.17
CSA- Garbage	1,575.57	5.87	14,242.80	6.12
CSA- Property Maintenance	14,418.84	53.75	31,192.74	13.40
CSA- Water & Storm Drain	3,880.89	14.47	20,802.33	8.94
CSA- Insurance	4,999.61	18.64	39,806.36	17.11
CSA- Sewer	2,427.30	9.05	21,845.70	9.39
CSA- Taxes & Licensing	0.00	0.00	382.00	0.16
CSA- Reimbursement: Misc.	0.00	0.00	2,128.76	0.91
CSA- Common Area Cleaning	0.00	0.00	6,751.75	2.90
CSA- Board Member Compensation	348.80	1.30	2,324.45	1.00
CSA- Snow Removal	0.00	0.00	40,580.00	17.44
CSA- Sprinkler Repair	360.50	1.34	4,082.00	1.75
CSA- Pest Control	1,150.00	4.29	1,150.00	0.49
CSA- Printing & Postage	22.50	0.08	305.25	0.13
CSA - Roof	1,900.00	7.08	21,300.00	9.15
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	0.70
CSA- Asphalt Repairs	0.00	0.00	0.00	0.00

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Countryside HOA Expense	37,163.68	138.54	239,311.98	102.83
Property Management				
Management Fee	1,095.00	4.08	9,855.00	4.23
Total Property Management	1,095.00	4.08	9,855.00	4.23
Total Operating Expense	38,258.68	142.63	249,166.98	107.07
NOI - Net Operating Income	-11,434.31	-42.63	-16,450.23	-7.07
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	135.61	0.06
Interest on Bank Accounts	1.04	0.00	9.76	0.00
Total Other Income	1.04	0.00	145.37	0.06
Net Other Income	1.04	0.00	145.37	0.06
Total Income	26,825.41	100.00	232,862.12	100.06
Total Expense	38,258.68	142.63	249,166.98	107.07
Net Income	-11,433.27	-42.62	-16,304.86	-7.01