

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	31,668.61
Savings/Reserve Account	66,209.22
Total Cash	97,877.83
TOTAL ASSETS	97,877.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,604.52
Total Liabilities	12,604.52
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-28,996.62
Calculated Prior Years Retained Earnings	51,858.28
Total Capital	85,273.31
TOTAL LIABILITIES & CAPITAL	97,877.83

Income Statement

Welch Randall

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

As of: Oct 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	240.00	0.96	2,120.00	0.82
Association Dues	24,823.38	98.91	253,066.68	98.05
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	0.77
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	8.70	0.03	177.15	0.07
Late Fee	25.00	0.10	700.00	0.27
Total Operating Income	25,097.08	100.00	258,088.83	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	18.86	0.08	2,145.09	0.83
CSA- Common Electricity	519.49	2.07	4,830.30	1.87
CSA- Landscape	910.00	3.63	20,212.30	7.83
CSA- Pool Maintenance	975.00	3.88	6,028.50	2.34
CSA- Garbage	2,448.16	9.75	16,690.96	6.47
CSA- Property Maintenance	18,931.62	75.43	50,124.36	19.42
CSA- Water & Storm Drain	3,701.89	14.75	24,504.22	9.49
CSA- Insurance	4,999.61	19.92	44,805.97	17.36
CSA- Sewer	2,427.30	9.67	24,273.00	9.40
CSA- Taxes & Licensing	0.00	0.00	382.00	0.15
CSA- Reimbursement: Misc.	0.00	0.00	2,128.76	0.82
CSA- Common Area Cleaning	1,689.25	6.73	8,441.00	3.27
CSA- Board Member Compensation	348.80	1.39	2,673.25	1.04
CSA- Snow Removal	0.00	0.00	40,580.00	15.72
CSA- Sprinkler Repair	0.00	0.00	4,082.00	1.58
CSA- Pest Control	0.00	0.00	1,150.00	0.45
CSA- Printing & Postage	0.00	0.00	305.25	0.12
CSA - Roof	0.00	0.00	21,300.00	8.25
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	0.63
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	36,969.98	147.31	276,281.96	107.05
Property Management				
Management Fee	1,095.00	4.36	10,950.00	4.24
Total Property Management	1,095.00	4.36	10,950.00	4.24
Total Operating Expense	38,064.98	151.67	287,231.96	111.29
NOI - Net Operating Income	-12,967.90	-51.67	-29,143.13	-11.29
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	135.61	0.05
Interest on Bank Accounts	1.14	0.00	10.90	0.00
Total Other Income	1.14	0.00	146.51	0.06
Net Other Income	1.14	0.00	146.51	0.06
Total Income	25,098.22	100.00	258,235.34	100.06
Total Expense	38,064.98	151.67	287,231.96	111.29
Net Income	-12,966.76	-51.67	-28,996.62	-11.24