

## Balance Sheet

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

As of: 11/30/2023

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	28,076.08
Savings/Reserve Account	66,210.29
<b>Total Cash</b>	<b>94,286.37</b>
<b>TOTAL ASSETS</b>	<b>94,286.37</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,089.52
<b>Total Liabilities</b>	<b>11,089.52</b>
<b>Capital</b>	
Retained Earnings	62,411.65
Calculated Retained Earnings	-31,073.08
Calculated Prior Years Retained Earnings	51,858.28
<b>Total Capital</b>	<b>83,196.85</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>94,286.37</b>

# Income Statement

## Welch Randall

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

As of: Nov 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	220.00	0.82	2,340.00	0.82
Association Dues	26,460.04	98.94	279,771.72	98.14
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	0.70
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	13.73	0.05	190.88	0.07
Late Fee	50.00	0.19	750.00	0.26
<b>Total Operating Income</b>	<b>26,743.77</b>	<b>100.00</b>	<b>285,077.60</b>	<b>100.00</b>
<b>Expense</b>				
<b>Countryside HOA Expense</b>				
CSA- Gas Pool	10.16	0.04	2,155.25	0.76
CSA- Common Electricity	346.09	1.29	5,176.39	1.82
CSA- Landscape	0.00	0.00	20,212.30	7.09
CSA- Pool Maintenance	401.18	1.50	6,429.68	2.26
CSA- Garbage	1,613.33	6.03	18,304.29	6.42
CSA- Property Maintenance	6,930.00	25.91	57,054.36	20.01
CSA- Water & Storm Drain	2,015.59	7.54	26,519.81	9.30
CSA- Insurance	4,999.61	18.69	49,805.58	17.47
CSA- Sewer	2,427.30	9.08	26,700.30	9.37
CSA- Taxes & Licensing	0.00	0.00	382.00	0.13
CSA- Reimbursement: Misc.	336.00	1.26	2,464.76	0.86
CSA- Common Area Cleaning	681.00	2.55	9,122.00	3.20
CSA- Board Member Compensation	397.89	1.49	3,071.14	1.08
CSA- Snow Removal	0.00	0.00	40,580.00	14.23
CSA- Sprinkler Repair	350.00	1.31	4,432.00	1.55
CSA- Pest Control	0.00	0.00	1,150.00	0.40
CSA- Printing & Postage	0.00	0.00	305.25	0.11
CSA - Roof	0.00	0.00	21,300.00	7.47
CSA- Roof and Gutter Repair	0.00	0.00	1,625.00	0.57
CSA- Asphalt Repairs	22,161.00	82.86	22,161.00	7.77

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Countryside HOA Expense</b>	42,669.15	159.55	318,951.11	111.88
<b>Property Management</b>				
Management Fee	1,095.00	4.09	12,045.00	4.23
<b>Total Property Management</b>	1,095.00	4.09	12,045.00	4.23
<b>Total Operating Expense</b>	43,764.15	163.64	330,996.11	116.11
<b>NOI - Net Operating Income</b>	-17,020.38	-63.64	-45,918.51	-16.11
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	32,520.16	121.60	32,520.16	11.41
Special Assessment	0.00	0.00	135.61	0.05
Interest on Bank Accounts	1.07	0.00	11.97	0.00
<b>Total Other Income</b>	32,521.23	121.60	32,667.74	11.46
<b>Other Expense</b>				
Insurance Expense (Other)	17,822.31	66.64	17,822.31	6.25
<b>Total Other Expense</b>	17,822.31	66.64	17,822.31	6.25
<b>Net Other Income</b>	14,698.92	54.96	14,845.43	5.21
<b>Total Income</b>	59,265.00	221.60	317,745.34	111.46
<b>Total Expense</b>	61,586.46	230.28	348,818.42	122.36
<b>Net Income</b>	-2,321.46	-8.68	-31,073.08	-10.90