

## Balance Sheet

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

As of: 01/31/2024

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	50,818.21
Savings/Reserve Account	36,211.85
<b>Total Cash</b>	<b>87,030.06</b>
<b>TOTAL ASSETS</b>	<b>87,030.06</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,465.86
<b>Total Liabilities</b>	<b>11,465.86</b>
<b>Capital</b>	
Retained Earnings	62,411.65
Calculated Retained Earnings	9,633.72
Calculated Prior Years Retained Earnings	3,518.83
<b>Total Capital</b>	<b>75,564.20</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>87,030.06</b>

# Income Statement

Welch Randall

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

As of: Jan 2024

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	200.00	0.78	200.00	0.78
Association Dues	25,437.10	98.94	25,437.10	98.94
Interest Income	16.01	0.06	16.01	0.06
Late Fee	57.00	0.22	57.00	0.22
<b>Total Operating Income</b>	<b>25,710.11</b>	<b>100.00</b>	<b>25,710.11</b>	<b>100.00</b>
<b>Expense</b>				
<b>Countryside HOA Expense</b>				
CSA- Gas Pool	7.65	0.03	7.65	0.03
CSA- Common Electricity	465.98	1.81	465.98	1.81
CSA- Landscape	1,630.00	6.34	1,630.00	6.34
CSA- Garbage	1,632.73	6.35	1,632.73	6.35
CSA- Property Maintenance	0.00	0.00	0.00	0.00
CSA- Water & Storm Drain	1,455.90	5.66	1,455.90	5.66
CSA- Insurance	4,999.61	19.45	4,999.61	19.45
CSA- Sewer	2,670.90	10.39	2,670.90	10.39
CSA- Legal	1,025.00	3.99	1,025.00	3.99
CSA- Reimbursement: Misc.	148.53	0.58	148.53	0.58
CSA- Common Area Cleaning	661.25	2.57	661.25	2.57
CSA- Board Member Compensation	284.49	1.11	284.49	1.11
CSA- Snow Removal	0.00	0.00	0.00	0.00
<b>Total Countryside HOA Expense</b>	<b>14,982.04</b>	<b>58.27</b>	<b>14,982.04</b>	<b>58.27</b>
<b>Property Management</b>				
Management Fee	1,095.00	4.26	1,095.00	4.26
<b>Total Property Management</b>	<b>1,095.00</b>	<b>4.26</b>	<b>1,095.00</b>	<b>4.26</b>
<b>Total Operating Expense</b>	<b>16,077.04</b>	<b>62.53</b>	<b>16,077.04</b>	<b>62.53</b>
<b>NOI - Net Operating Income</b>	<b>9,633.07</b>	<b>37.47</b>	<b>9,633.07</b>	<b>37.47</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.65	0.00	0.65	0.00
<b>Total Other Income</b>	<b>0.65</b>	<b>0.00</b>	<b>0.65</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.65</b>	<b>0.00</b>	<b>0.65</b>	<b>0.00</b>
Total Income	25,710.76	100.00	25,710.76	100.00
Total Expense	16,077.04	62.53	16,077.04	62.53
<b>Net Income</b>	<b>9,633.72</b>	<b>37.47</b>	<b>9,633.72</b>	<b>37.47</b>