

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	54,696.16
Savings/Reserve Account	36,212.42
Total Cash	90,908.58
TOTAL ASSETS	90,908.58

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	11,738.96
Total Liabilities	11,738.96

Capital

Retained Earnings	62,411.65
Calculated Retained Earnings	13,239.14
Calculated Prior Years Retained Earnings	3,518.83
Total Capital	79,169.62
TOTAL LIABILITIES & CAPITAL	90,908.58

Income Statement

Welch Randall

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

As of: Feb 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
Operating Income & Expense				
Income				
CSA- RV Parking	235.00	0.84	435.00	0.81
Association Dues	27,752.07	98.69	53,189.17	98.81
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	50.00	0.18	50.00	0.09
Interest Income	14.56	0.05	30.57	0.06
Late Fee	68.00	0.24	125.00	0.23
Total Operating Income	28,119.63	100.00	53,829.74	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	15.30	0.03
CSA- Common Electricity	363.28	1.29	829.26	1.54
CSA- Landscape	10,600.00	37.70	12,230.00	22.72
CSA- Garbage	1,606.61	5.71	3,239.34	6.02
CSA- Property Maintenance	0.00	0.00	0.00	0.00
CSA- Water & Storm Drain	1,691.84	6.02	3,147.74	5.85
CSA- Insurance	4,999.61	17.78	9,999.22	18.58
CSA- Sewer	2,670.90	9.50	5,341.80	9.92
CSA- Legal	0.00	0.00	1,025.00	1.90
CSA- Reimbursement: Misc.	0.00	0.00	148.53	0.28
CSA- Common Area Cleaning	798.50	2.84	1,459.75	2.71
CSA- Board Member Compensation	284.49	1.01	568.98	1.06
CSA- Snow Removal	0.00	0.00	0.00	0.00
CSA- Printing & Postage	361.75	1.29	361.75	0.67
Total Countryside HOA Expense	23,384.63	83.16	38,366.67	71.27
Property Management				
Management Fee	1,175.00	4.18	2,270.00	4.22
Total Property Management	1,175.00	4.18	2,270.00	4.22
Total Operating Expense	24,559.63	87.34	40,636.67	75.49
NOI - Net Operating	3,560.00	12.66	13,193.07	24.51

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Special Assessment	44.85	0.16	44.85	0.08
Interest on Bank Accounts	0.57	0.00	1.22	0.00
Total Other Income	45.42	0.16	46.07	0.09
Net Other Income	45.42	0.16	46.07	0.09
Total Income	28,165.05	100.16	53,875.81	100.09
Total Expense	24,559.63	87.34	40,636.67	75.49
Net Income	3,605.42	12.82	13,239.14	24.59