

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	68,404.45
Savings/Reserve Account	36,212.99
Total Cash	104,617.44
TOTAL ASSETS	104,617.44
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,472.57
Total Liabilities	12,472.57
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	26,214.39
Calculated Prior Years Retained Earnings	3,518.83
Total Capital	92,144.87
TOTAL LIABILITIES & CAPITAL	104,617.44

Income Statement

Welch Randall

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

As of: Mar 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	865.00	2.77	1,300.00	1.53
Association Dues	29,616.08	94.73	82,868.98	97.39
HOA Reinvestment Fee / Transfer Fee	500.00	1.60	500.00	0.59
Clubhouse / Pool	25.00	0.08	75.00	0.09
Interest Income	82.37	0.26	99.21	0.12
Late Fee	175.00	0.56	250.00	0.29
Total Operating Income	31,263.45	100.00	85,093.19	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.72	0.02	23.02	0.03
CSA- Common Electricity	349.44	1.12	1,178.70	1.39
CSA- Landscape	0.00	0.00	970.00	1.14
CSA- Pool Maintenance	405.00	1.30	405.00	0.48
CSA- Garbage	1,606.61	5.14	4,845.95	5.69
CSA- Property Maintenance	185.03	0.59	185.03	0.22
CSA- Water & Storm Drain	1,546.19	4.95	4,693.93	5.52
CSA- Insurance	4,999.61	15.99	14,998.83	17.63
CSA- Sewer	2,670.90	8.54	8,012.70	9.42
CSA- Legal	1,306.00	4.18	2,331.00	2.74
CSA- Taxes & Licensing	379.00	1.21	379.00	0.45
CSA- Reimbursement: Misc.	188.46	0.60	336.99	0.40
CSA- Common Area Cleaning	606.00	1.94	2,065.75	2.43
CSA- Board Member Compensation	643.81	2.06	1,212.79	1.43
CSA- Snow Removal	2,220.00	7.10	13,480.00	15.84
CSA- Printing & Postage	0.00	0.00	361.75	0.43
CSA- Roof and Gutter Repair	0.00	0.00	0.00	0.00
Total Countryside HOA Expense	17,113.77	54.74	55,480.44	65.20
Property Management				
Management Fee	1,175.00	3.76	3,445.00	4.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,175.00	3.76	3,445.00	4.05
Total Operating Expense	18,288.77	58.50	58,925.44	69.25
NOI - Net Operating Income	12,974.68	41.50	26,167.75	30.75
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	44.85	0.05
Interest on Bank Accounts	0.57	0.00	1.79	0.00
Total Other Income	0.57	0.00	46.64	0.05
Net Other Income	0.57	0.00	46.64	0.05
Total Income	31,264.02	100.00	85,139.83	100.05
Total Expense	18,288.77	58.50	58,925.44	69.25
Net Income	12,975.25	41.50	26,214.39	30.81