

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	251,863.98
Savings/Reserve Account	34,725.01
Total Cash	286,588.99
TOTAL ASSETS	286,588.99
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	141,898.33
Total Liabilities	141,898.33
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	46,436.16
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	144,690.66
TOTAL LIABILITIES & CAPITAL	286,588.99

Income Statement

Welch Randall

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

As of: Aug 2025

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	480.00	1.72	4,020.00	1.76
Association Dues	27,395.33	98.28	224,183.39	98.06
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	33.77	0.01
Late Fee	0.00	0.00	377.39	0.17
CSA Rental Admin Fee	0.00	0.00	0.00	0.00
Total Operating Income	27,875.33	100.00	228,614.55	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	198.97	0.71	992.29	0.43
CSA- Common Electricity	758.43	2.72	4,182.14	1.83
CSA- Landscape	0.00	0.00	26,083.14	11.41
CSA- Pool Maintenance	1,196.03	4.29	6,122.46	2.68
CSA- Garbage	1,682.21	6.03	13,270.39	5.80
CSA- Property Maintenance	1,804.85	6.47	9,530.12	4.17
CSA- Water & Storm Drain	0.00	0.00	13,795.96	6.03
CSA- Insurance	7,174.17	25.74	54,140.51	23.68
CSA- Sewer	2,940.60	10.55	23,524.80	10.29
CSA- Legal	0.00	0.00	1,357.00	0.59
CSA- Taxes & Licensing	0.00	0.00	379.00	0.17
CSA- Reimbursement: Misc.	0.00	0.00	5,258.71	2.30
CSA- Common Area Cleaning	1,262.00	4.53	8,135.20	3.56
CSA- Board Member Compensation	254.49	0.91	1,842.53	0.81
CSA- Snow Removal	0.00	0.00	6,110.00	2.67
CSA- Sprinkler Repair	0.00	0.00	0.00	0.00
CSA- Pest Control	2,800.00	10.04	2,800.00	1.22
CSA- Printing & Postage	0.00	0.00	326.50	0.14
CSA- Roof and Gutter Repair	0.00	0.00	1,432.99	0.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Countryside HOA Expense	20,071.75	72.01	179,283.74	78.42
Monthly Software Fee	73.08	0.26	73.08	0.03
Property Management				
Management Fee	375.40	1.35	8,600.40	3.76
Total Property Management	375.40	1.35	8,600.40	3.76
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.31
Total HOA Special Project/Admin Expense	0.00	0.00	697.51	0.31
Total Operating Expense	20,520.23	73.61	188,654.73	82.52
NOI - Net Operating Income	7,355.10	26.39	39,959.82	17.48
Other Income & Expense				
Other Income				
Special Assessment	6,471.84	23.22	6,471.84	2.83
Interest on Bank Accounts	0.54	0.00	4.50	0.00
Total Other Income	6,472.38	23.22	6,476.34	2.83
Net Other Income	6,472.38	23.22	6,476.34	2.83
Total Income	34,347.71	123.22	235,090.89	102.83
Total Expense	20,520.23	73.61	188,654.73	82.52
Net Income	13,827.48	49.60	46,436.16	20.31

