

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	107,673.36
Savings/Reserve Account	34,724.47
Total Cash	142,397.83
TOTAL ASSETS	142,397.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,534.65
Total Liabilities	11,534.65
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	32,608.68
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	130,863.18
TOTAL LIABILITIES & CAPITAL	142,397.83

Income Statement

Welch Randall

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

As of: Jul 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	590.00	2.02	3,540.00	1.76
Association Dues	28,474.75	97.72	196,788.06	98.03
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	0.02
Late Fee	75.00	0.26	377.39	0.19
CSA Rental Admin Fee	0.00	0.00	0.00	0.00
Total Operating Income	29,139.75	100.00	200,739.22	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	287.59	0.99	793.32	0.40
CSA- Common Electricity	761.85	2.61	3,423.71	1.71
CSA- Landscape	11,016.00	37.80	26,083.14	12.99
CSA- Pool Maintenance	2,000.56	6.87	4,926.43	2.45
CSA- Garbage	1,661.40	5.70	11,588.18	5.77
CSA- Property Maintenance	0.00	0.00	7,725.27	3.85
CSA- Water & Storm Drain	3,200.47	10.98	13,795.96	6.87
CSA- Insurance	7,174.17	24.62	46,966.34	23.40
CSA- Sewer	2,940.60	10.09	20,584.20	10.25
CSA- Legal	430.00	1.48	1,357.00	0.68
CSA- Taxes & Licensing	0.00	0.00	379.00	0.19
CSA- Reimbursement: Misc.	0.00	0.00	5,258.71	2.62
CSA- Common Area Cleaning	2,201.85	7.56	6,873.20	3.42
CSA- Board Member Compensation	508.98	1.75	1,588.04	0.79
CSA- Snow Removal	0.00	0.00	6,110.00	3.04
CSA- Sprinkler Repair	0.00	0.00	0.00	0.00
CSA- Printing & Postage	0.00	0.00	326.50	0.16
CSA- Roof and Gutter Repair	0.00	0.00	1,432.99	0.71
Total Countryside	32,183.47	110.45	159,211.99	79.31

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA Expense				
Property Management				
Management Fee	1,175.00	4.03	8,225.00	4.10
Total Property Management	1,175.00	4.03	8,225.00	4.10
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.35
Total HOA Special Project/Admin Expense	0.00	0.00	697.51	0.35
Total Operating Expense	33,358.47	114.48	168,134.50	83.76
 NOI - Net Operating Income	 -4,218.72	 -14.48	 32,604.72	 16.24
 Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.58	0.00	3.96	0.00
Total Other Income	0.58	0.00	3.96	0.00
Net Other Income	0.58	0.00	3.96	0.00
 Total Income	 29,140.33	 100.00	 200,743.18	 100.00
Total Expense	33,358.47	114.48	168,134.50	83.76
 Net Income	 -4,218.14	 -14.48	 32,608.68	 16.24

