Balance Sheet

Properties: Countryside HOA - 5300 S. Adams Ave Pkway Ste#8 Midvale, UT 84047
As of: 02/28/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	98,074.56
Savings/Reserve Account	34,721.61
Total Cash	**132,796.17**
TOTAL ASSETS	**132,796.17**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,297.10
Total Liabilities	**15,297.10**
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	19,244.57
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	**117,499.07**
TOTAL LIABILITIES & CAPITAL	**132,796.17**

Income Statement

Welch Randall

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

As of: Feb 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	620.00	2.09	960.00	1.66
Association Dues	28,925.00	97.58	56,555.00	98.03
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	19.51	0.07	24.39	0.04
Late Fee	77.39	0.26	152.39	0.26
Total Operating Income	**29,641.90**	**100.00**	**57,691.78**	**100.00**
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	15.37	0.03
CSA- Common Electricity	456.77	1.54	942.95	1.63
CSA- Landscape	0.00	0.00	520.00	0.90
CSA- Garbage	1,651.00	5.57	3,300.10	5.72
CSA- Property Maintenance	1,015.27	3.43	4,685.27	8.12
CSA- Water & Storm Drain	1,439.16	4.86	3,000.84	5.20
CSA- Insurance	6,481.85	21.87	12,963.70	22.47
CSA- Sewer	2,940.60	9.92	5,881.20	10.19
CSA- Legal	0.00	0.00	17.00	0.03
CSA- Reimbursement: Misc.	14.90	0.05	14.90	0.03
CSA- Common Area Cleaning	828.00	2.79	1,428.00	2.48
CSA- Board Member Compensation	314.49	1.06	628.98	1.09
CSA- Snow Removal	2,110.00	7.12	2,470.00	4.28
CSA- Printing & Postage	0.00	0.00	0.00	0.00
CSA- Roof and Gutter Repair	0.00	0.00	230.00	0.40
Total Countryside HOA Expense	**17,259.69**	**58.23**	**36,098.31**	**62.57**
Property Management				
Management Fee	1,175.00	3.96	2,350.00	4.07
Total Property Management	**1,175.00**	**3.96**	**2,350.00**	**4.07**
Total Operating Expense	**18,434.69**	**62.19**	**38,448.31**	**66.64**
NOI - Net Operating	**11,207.21**	**37.81**	**19,243.47**	**33.36**

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	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.52	0.00	1.10	0.00
Total Other Income	**0.52**	**0.00**	**1.10**	**0.00**
Net Other Income	**0.52**	**0.00**	**1.10**	**0.00**
Total Income	29,642.42	100.00	57,692.88	100.00
Total Expense	18,434.69	62.19	38,448.31	66.64
Net Income	**11,207.73**	**37.81**	**19,244.57**	**33.36**