

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	87,410.71
Savings/Reserve Account	34,721.09
Total Cash	122,131.80
TOTAL ASSETS	122,131.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,840.46
Total Liabilities	15,840.46
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	8,036.84
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	106,291.34
TOTAL LIABILITIES & CAPITAL	122,131.80

Income Statement

Welch Randall

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

As of: Jan 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	340.00	1.21	340.00	1.21
Association Dues	27,630.00	98.50	27,630.00	98.50
Interest Income	4.88	0.02	4.88	0.02
Late Fee	75.00	0.27	75.00	0.27
Total Operating Income	28,049.88	100.00	28,049.88	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.72	0.03	7.72	0.03
CSA- Common Electricity	486.18	1.73	486.18	1.73
CSA- Landscape	520.00	1.85	520.00	1.85
CSA- Garbage	1,649.10	5.88	1,649.10	5.88
CSA- Property Maintenance	3,670.00	13.08	3,670.00	13.08
CSA- Water & Storm Drain	1,561.68	5.57	1,561.68	5.57
CSA- Insurance	6,481.85	23.11	6,481.85	23.11
CSA- Sewer	2,940.60	10.48	2,940.60	10.48
CSA- Legal	17.00	0.06	17.00	0.06
CSA- Reimbursement: Misc.	0.00	0.00	0.00	0.00
CSA- Common Area Cleaning	600.00	2.14	600.00	2.14
CSA- Board Member Compensation	314.49	1.12	314.49	1.12
CSA- Snow Removal	360.00	1.28	360.00	1.28
CSA- Roof and Gutter Repair	230.00	0.82	230.00	0.82
Total Countryside HOA Expense	18,838.62	67.16	18,838.62	67.16
Property Management				
Management Fee	1,175.00	4.19	1,175.00	4.19
Total Property Management	1,175.00	4.19	1,175.00	4.19
Total Operating Expense	20,013.62	71.35	20,013.62	71.35
NOI - Net Operating Income	8,036.26	28.65	8,036.26	28.65

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.58	0.00	0.58	0.00
Total Other Income	0.58	0.00	0.58	0.00
Net Other Income	0.58	0.00	0.58	0.00
Total Income	28,050.46	100.00	28,050.46	100.00
Total Expense	20,013.62	71.35	20,013.62	71.35
Net Income	8,036.84	28.65	8,036.84	28.65