

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	48,499.70
Savings/Reserve Account	66,198.32
Total Cash	114,698.02
TOTAL ASSETS	114,698.02
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,468.70
Total Liabilities	9,468.70
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	4,097.48
Calculated Prior Years Retained Earnings	38,720.19
Total Capital	105,229.32
TOTAL LIABILITIES & CAPITAL	114,698.02

Income Statement

Welch Randall

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

As of: Dec 2022

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	180.00	0.74	2,060.00	0.69
Association Dues	24,141.28	98.89	296,118.14	98.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,000.00	0.33
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	16.51	0.07	168.42	0.06
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	75.00	0.31	617.07	0.21
Total Operating Income	24,412.79	100.00	299,963.63	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	1,570.47	0.52
CSA- Common Electricity	438.31	1.80	5,962.68	1.99
CSA- Landscape	3,490.00	14.30	35,898.00	11.97
CSA- Pool Maintenance	0.00	0.00	8,612.00	2.87
CSA- Garbage	1,665.66	6.82	21,391.98	7.13
CSA- Property Maintenance	4,893.00	20.04	44,145.88	14.72
CSA- Water & Storm Drain	1,554.21	6.37	34,951.17	11.65
CSA- Insurance	3,756.62	15.39	45,013.19	15.01
CSA- Sewer	2,131.50	8.73	26,263.00	8.76
CSA- Legal	5,800.00	23.76	5,800.00	1.93
CSA- Taxes & Licensing	0.00	0.00	365.00	0.12
CSA- Reimbursement: Misc.	0.00	0.00	256.15	0.09
CSA- Common Area Cleaning	1,386.00	5.68	10,611.25	3.54
CSA- Board Member Compensation	195.75	0.80	3,197.25	1.07
CSA- Snow Removal	2,600.00	10.65	14,300.00	4.77
CSA- Sprinkler Repair	0.00	0.00	4,280.50	1.43
CSA- Pest Control	0.00	0.00	0.00	0.00
CSA- Printing & Postage	0.00	0.00	174.00	0.06
CSA - Roof	0.00	0.00	422.50	0.14
CSA- Roof and	0.00	0.00	417.24	0.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Gutter Repair				
CSA- Asphalt Repairs	0.00	0.00	22,011.00	7.34
Total Countryside HOA Expense	<u>27,918.70</u>	<u>114.36</u>	<u>285,643.26</u>	<u>95.23</u>
Property Management				
Management Fee	1,044.00	4.28	12,528.00	4.18
Total Property Management	<u>1,044.00</u>	<u>4.28</u>	<u>12,528.00</u>	<u>4.18</u>
Maintenance & Repairs				
Flood or Emergency Services	0.00	0.00	0.00	0.00
Total Maintenance & Repairs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Operating Expense	<u>28,962.70</u>	<u>118.64</u>	<u>298,171.26</u>	<u>99.40</u>
NOI - Net Operating Income	<u>-4,549.91</u>	<u>-18.64</u>	<u>1,792.37</u>	<u>0.60</u>
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,391.99	0.46
Special Assessment	0.00	0.00	900.11	0.30
Interest on Bank Accounts	1.07	0.00	13.01	0.00
Total Other Income	<u>1.07</u>	<u>0.00</u>	<u>2,305.11</u>	<u>0.77</u>
Net Other Income	<u>1.07</u>	<u>0.00</u>	<u>2,305.11</u>	<u>0.77</u>
Total Income	24,413.86	100.00	302,268.74	100.77
Total Expense	28,962.70	118.64	298,171.26	99.40
Net Income	<u><u>-4,548.84</u></u>	<u><u>-18.63</u></u>	<u><u>4,097.48</u></u>	<u><u>1.37</u></u>