

Balance Sheet

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

As of: 01/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	43,916.53
Savings/Reserve Account	66,199.46
Total Cash	110,115.99
TOTAL ASSETS	110,115.99
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,818.95
Total Liabilities	9,818.95
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-11,707.89
Calculated Prior Years Retained Earnings	49,593.28
Total Capital	100,297.04
TOTAL LIABILITIES & CAPITAL	110,115.99

Income Statement

Welch Randall

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

As of: Jan 2023

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	240.00	1.01	240.00	1.01
Association Dues	23,526.57	98.85	23,526.57	98.85
Interest Income	8.26	0.03	8.26	0.03
Late Fee	25.00	0.11	25.00	0.11
Total Operating Income	23,799.83	100.00	23,799.83	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	7.65	0.03
CSA- Common Electricity	485.19	2.04	485.19	2.04
CSA- Garbage	1,644.21	6.91	1,644.21	6.91
CSA- Property Maintenance	9,946.49	41.79	9,946.49	41.79
CSA- Water & Storm Drain	1,490.71	6.26	1,490.71	6.26
CSA- Insurance	3,756.62	15.78	3,756.62	15.78
CSA- Sewer	2,427.30	10.20	2,427.30	10.20
CSA- Common Area Cleaning	683.00	2.87	683.00	2.87
CSA- Board Member Compensation	195.75	0.82	195.75	0.82
CSA- Snow Removal	13,830.00	58.11	13,830.00	58.11
Total Countryside HOA Expense	34,466.92	144.82	34,466.92	144.82
Property Management				
Management Fee	1,095.00	4.60	1,095.00	4.60
Total Property Management	1,095.00	4.60	1,095.00	4.60
Total Operating Expense	35,561.92	149.42	35,561.92	149.42
NOI - Net Operating Income	-11,762.09	-49.42	-11,762.09	-49.42
Other Income & Expense				
Other Income				
Special Assessment	53.06	0.22	53.06	0.22
Interest on Bank Accounts	1.14	0.00	1.14	0.00
Total Other Income	54.20	0.23	54.20	0.23

Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Net Other Income	54.20	0.23	54.20	0.23
Total Income	23,854.03	100.23	23,854.03	100.23
Total Expense	35,561.92	149.42	35,561.92	149.42
Net Income	<u>-11,707.89</u>	<u>-49.19</u>	<u>-11,707.89</u>	<u>-49.19</u>