

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	407,443.92
Savings/Reserve Account	34,725.61
Total Cash	442,169.53
TOTAL ASSETS	442,169.53
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,794.83
Total Liabilities	18,794.83
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	325,120.20
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	423,374.70
TOTAL LIABILITIES & CAPITAL	442,169.53

Income Statement

Welch Randall

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

As of: Sep 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	480.00	1.63	4,500.00	1.74
Association Dues	28,444.67	96.34	252,628.06	97.87
HOA Reinvestment Fee / Transfer Fee	500.00	1.69	500.00	0.19
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	33.77	0.01
Late Fee	100.00	0.34	477.39	0.18
CSA Rental Admin Fee	0.00	0.00	0.00	0.00
Total Operating Income	29,524.67	100.00	258,139.22	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	376.61	1.28	1,368.90	0.53
CSA- Common Electricity	759.87	2.57	4,942.01	1.91
CSA- Landscape	10,229.47	34.65	36,312.61	14.07
CSA- Pool Maintenance	975.00	3.30	7,097.46	2.75
CSA- Garbage	1,685.05	5.71	14,955.44	5.79
CSA- Property Maintenance	84,840.49	287.35	94,370.61	36.56
CSA- Water & Storm Drain	4,088.76	13.85	21,790.69	8.44
CSA- Insurance	7,174.17	24.30	61,314.68	23.75
CSA- Sewer	2,940.60	9.96	26,465.40	10.25
CSA- Legal	325.00	1.10	1,682.00	0.65
CSA- Taxes & Licensing	0.00	0.00	379.00	0.15
CSA- Reimbursement: Misc.	91.50	0.31	5,350.21	2.07
CSA- Common Area Cleaning	1,218.90	4.13	9,354.10	3.62
CSA- Board Member Compensation	84.83	0.29	1,927.36	0.75
CSA- Snow Removal	0.00	0.00	6,110.00	2.37
CSA- Sprinkler Repair	0.00	0.00	0.00	0.00
CSA- Pest Control	0.00	0.00	2,800.00	1.08
CSA- Printing & Postage	457.50	1.55	784.00	0.30
CSA- Roof and Gutter Repair	0.00	0.00	1,432.99	0.56

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Countryside HOA Expense	115,247.75	390.34	298,437.46	115.61
Monthly Software Fee	73.08	0.25	146.16	0.06
Property Management				
Management Fee	375.40	1.27	8,975.80	3.48
Total Property Management	375.40	1.27	8,975.80	3.48
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.27
Total HOA Special Project/Admin Expense	0.00	0.00	697.51	0.27
Total Operating Expense	115,696.23	391.86	308,256.93	119.41
 NOI - Net Operating Income	 -86,171.56	 -291.86	 -50,117.71	 -19.41
 Other Income & Expense				
Other Income				
Special Assessment	375,232.81	1,270.91	375,232.81	145.36
Interest on Bank Accounts	0.60	0.00	5.10	0.00
Total Other Income	375,233.41	1,270.91	375,237.91	145.36
 Net Other Income	 375,233.41	 1,270.91	 375,237.91	 145.36
 Total Income	 404,758.08	 1,370.91	 633,377.13	 245.36
Total Expense	115,696.23	391.86	308,256.93	119.41
 Net Income	 289,061.85	 979.05	 325,120.20	 125.95