

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	177,721.33
Savings/Reserve Account	34,731.89
Total Cash	212,453.22
TOTAL ASSETS	212,453.22
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,253.02
Total Liabilities	17,253.02
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	56,186.29
Calculated Prior Years Retained Earnings	76,602.26
Total Capital	195,200.20
TOTAL LIABILITIES & CAPITAL	212,453.22

Income Statement

Welch Randall LLC

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

As of: Aug 2026

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	280.00	1.01	3,740.00	1.61
Payment Plan Fee	0.00	0.00	650.00	0.28
Association Dues	27,335.34	98.42	223,940.55	96.59
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	0.86
Fine & Violation	0.00	0.00	50.00	0.02
Interest Income	0.00	0.00	694.66	0.30
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	40.00	0.14	625.00	0.27
CPA - RV Parking	120.00	0.43	120.00	0.05
Total Operating Income	27,775.34	100.00	231,840.21	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	215.26	0.78	1,224.81	0.53
CSA- Common Electricity	588.78	2.12	3,827.97	1.65
CSA- Landscape	7,408.96	26.67	42,614.57	18.38
CSA- Pool Maintenance	1,015.00	3.65	4,736.89	2.04
CSA- Garbage	1,867.63	6.72	14,683.04	6.33
CSA- Property Maintenance	167.82	0.60	8,384.99	3.62
CSA- Water & Storm Drain	7,883.56	28.38	18,271.19	7.88
CSA- Insurance	3,132.27	11.28	74,571.88	32.17
CSA- Sewer	3,236.40	11.65	25,891.20	11.17
CSA- Legal	0.00	0.00	1,000.00	0.43
CSA- Taxes & Licensing	0.00	0.00	379.00	0.16
CSA- Reimbursement: Misc.	268.61	0.97	4,517.90	1.95
CSA- Common Area Cleaning	1,255.00	4.52	7,029.50	3.03
CSA- Board Member Compensation	254.49	0.92	2,035.92	0.88
CSA- Snow Removal	0.00	0.00	3,349.00	1.44
CSA- Pest Control	1,400.00	5.04	1,774.00	0.77
CSA- Reserve Study	0.00	0.00	3,000.00	1.29
CSA- Printing & Postage	0.00	0.00	233.75	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CSA - Roof	0.00	0.00	375.00	0.16
CSA- Roof and Gutter Repair	0.00	0.00	300.00	0.13
Total Countryside HOA Expense	28,693.78	103.31	218,200.61	94.12
Monthly Software Fee	73.08	0.26	584.64	0.25
Property Management				
Management Fee	940.47	3.39	7,523.76	3.25
Total Property Management	940.47	3.39	7,523.76	3.25
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	0.00	0.00
Total HOA Special Project/Admin Expense	0.00	0.00	0.00	0.00
Total Operating Expense	29,707.33	106.96	226,309.01	97.61
NOI - Net Operating Income	-1,931.99	-6.96	5,531.20	2.39
Other Income & Expense				
Other Income				
Special Assessment	2,006.86	7.23	50,650.54	21.85
Interest on Bank Accounts	0.58	0.00	4.55	0.00
Total Other Income	2,007.44	7.23	50,655.09	21.85
Net Other Income	2,007.44	7.23	50,655.09	21.85
Total Income	29,782.78	107.23	282,495.30	121.85
Total Expense	29,707.33	106.96	226,309.01	97.61
Net Income	75.45	0.27	56,186.29	24.23