

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	164,674.27
Savings/Reserve Account	34,730.73
Total Cash	199,405.00
TOTAL ASSETS	199,405.00
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,368.44
Total Liabilities	14,368.44
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	46,022.65
Calculated Prior Years Retained Earnings	76,602.26
Total Capital	185,036.56
TOTAL LIABILITIES & CAPITAL	199,405.00

Income Statement

Welch Randall LLC

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

As of: Jun 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	840.00	2.77	3,020.00	1.73
Payment Plan Fee	0.00	0.00	650.00	0.37
Association Dues	28,893.34	95.26	167,774.87	96.03
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	1.14
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	421.60	1.39	694.66	0.40
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	175.00	0.58	500.00	0.29
Total Operating Income	30,329.94	100.00	174,709.53	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	436.76	1.44	479.19	0.27
CSA- Common Electricity	582.61	1.92	2,586.02	1.48
CSA- Landscape	5,015.61	16.54	27,627.61	15.81
CSA- Pool Maintenance	696.36	2.30	1,661.34	0.95
CSA- Garbage	1,933.19	6.37	10,886.98	6.23
CSA- Property Maintenance	0.00	0.00	8,217.17	4.70
CSA- Water & Storm Drain	2,435.14	8.03	10,285.16	5.89
CSA- Insurance	30,237.68	99.70	66,108.53	37.84
CSA- Sewer	3,236.40	10.67	19,418.40	11.11
CSA- Legal	0.00	0.00	1,000.00	0.57
CSA- Taxes & Licensing	0.00	0.00	379.00	0.22
CSA- Reimbursement: Misc.	2,474.32	8.16	3,771.02	2.16
CSA- Common Area Cleaning	1,114.00	3.67	4,586.50	2.63
CSA- Board Member Compensation	254.49	0.84	1,526.94	0.87
CSA- Snow Removal	0.00	0.00	3,349.00	1.92
CSA- Reserve Study	0.00	0.00	3,000.00	1.72
CSA- Printing & Postage	-12.00	-0.04	233.75	0.13
CSA - Roof	0.00	0.00	375.00	0.21
CSA- Roof and Gutter Repair	0.00	0.00	300.00	0.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Countryside HOA Expense	48,404.56	159.59	165,791.61	94.90
Monthly Software Fee	73.08	0.24	438.48	0.25
Property Management				
Management Fee	940.47	3.10	5,642.82	3.23
Total Property Management	940.47	3.10	5,642.82	3.23
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	49,418.11	162.94	171,872.91	98.38
NOI - Net Operating Income	-19,088.17	-62.94	2,836.62	1.62
Other Income & Expense				
Other Income				
Special Assessment	7,313.82	24.11	43,182.64	24.72
Interest on Bank Accounts	0.60	0.00	3.39	0.00
Total Other Income	7,314.42	24.12	43,186.03	24.72
Net Other Income	7,314.42	24.12	43,186.03	24.72
Total Income	37,644.36	124.12	217,895.56	124.72
Total Expense	49,418.11	162.94	171,872.91	98.38
Net Income	-11,773.75	-38.82	46,022.65	26.34