

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	176,684.93
Savings/Reserve Account	34,730.13
Total Cash	211,415.06
TOTAL ASSETS	211,415.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,604.75
Total Liabilities	14,604.75
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	57,796.40
Calculated Prior Years Retained Earnings	76,602.26
Total Capital	196,810.31
TOTAL LIABILITIES & CAPITAL	211,415.06

Income Statement

Welch Randall LLC

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

As of: May 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	450.00	1.60	2,180.00	1.51
Payment Plan Fee	0.00	0.00	650.00	0.45
Association Dues	27,545.34	98.04	138,881.53	96.19
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	1.39
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	0.00	0.00	273.06	0.19
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	100.00	0.36	325.00	0.23
Total Operating Income	28,095.34	100.00	144,379.59	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	11.79	0.04	42.43	0.03
CSA- Common Electricity	380.44	1.35	2,003.41	1.39
CSA- Landscape	3,375.00	12.01	22,612.00	15.66
CSA- Pool Maintenance	449.98	1.60	964.98	0.67
CSA- Garbage	1,918.29	6.83	8,953.79	6.20
CSA- Property Maintenance	100.00	0.36	8,217.17	5.69
CSA- Water & Storm Drain	1,540.88	5.48	7,850.02	5.44
CSA- Insurance	7,174.17	25.54	35,870.85	24.84
CSA- Sewer	3,236.40	11.52	16,182.00	11.21
CSA- Legal	1,000.00	3.56	1,000.00	0.69
CSA- Taxes & Licensing	0.00	0.00	379.00	0.26
CSA- Reimbursement: Misc.	0.00	0.00	1,296.70	0.90
CSA- Common Area Cleaning	822.00	2.93	3,472.50	2.41
CSA- Board Member Compensation	254.49	0.91	1,272.45	0.88
CSA- Snow Removal	0.00	0.00	3,349.00	2.32
CSA- Reserve Study	0.00	0.00	3,000.00	2.08
CSA- Printing & Postage	184.50	0.66	245.75	0.17
CSA - Roof	0.00	0.00	375.00	0.26
CSA- Roof and Gutter Repair	300.00	1.07	300.00	0.21

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Countryside HOA Expense	20,747.94	73.85	117,387.05	81.30
Monthly Software Fee	73.08	0.26	365.40	0.25
Property Management				
Management Fee	940.47	3.35	4,702.35	3.26
Total Property Management	940.47	3.35	4,702.35	3.26
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	21,761.49	77.46	122,454.80	84.81
NOI - Net Operating Income	6,333.85	22.54	21,924.79	15.19
Other Income & Expense				
Other Income				
Special Assessment	4,463.52	15.89	35,868.82	24.84
Interest on Bank Accounts	0.54	0.00	2.79	0.00
Total Other Income	4,464.06	15.89	35,871.61	24.85
Net Other Income	4,464.06	15.89	35,871.61	24.85
Total Income	32,559.40	115.89	180,251.20	124.85
Total Expense	21,761.49	77.46	122,454.80	84.81
Net Income	10,797.91	38.43	57,796.40	40.03