

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	116,119.85
Savings/Reserve Account	34,722.75
Total Cash	150,842.60
TOTAL ASSETS	150,842.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,664.32
Total Liabilities	13,664.32
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	38,923.78
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	137,178.28
TOTAL LIABILITIES & CAPITAL	150,842.60

Income Statement

Welch Randall

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

As of: Apr 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	430.00	1.53	1,920.00	1.67
Association Dues	27,686.27	98.38	112,657.29	98.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	29.27	0.03
Late Fee	25.00	0.09	227.39	0.20
Total Operating Income	28,141.27	100.00	114,833.95	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	30.67	0.03
CSA- Common Electricity	379.29	1.35	1,698.99	1.48
CSA- Landscape	0.00	0.00	520.00	0.45
CSA- Pool Maintenance	0.00	0.00	515.00	0.45
CSA- Garbage	1,654.78	5.88	6,613.44	5.76
CSA- Property Maintenance	2,275.00	8.08	6,960.27	6.06
CSA- Water & Storm Drain	1,394.98	4.96	5,797.18	5.05
CSA- Insurance	6,481.85	23.03	25,927.40	22.58
CSA- Sewer	2,940.60	10.45	11,762.40	10.24
CSA- Legal	195.00	0.69	212.00	0.18
CSA- Taxes & Licensing	379.00	1.35	379.00	0.33
CSA- Reimbursement: Misc.	0.00	0.00	14.90	0.01
CSA- Common Area Cleaning	606.00	2.15	2,700.50	2.35
CSA- Board Member Compensation	85.59	0.30	909.40	0.79
CSA- Snow Removal	1,650.00	5.86	6,110.00	5.32
CSA- Printing & Postage	0.00	0.00	133.75	0.12
CSA- Roof and Gutter Repair	0.00	0.00	230.00	0.20
Total Countryside HOA Expense	18,049.74	64.14	70,514.90	61.41
Property Management				
Management Fee	1,175.00	4.18	4,700.00	4.09

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,175.00	4.18	4,700.00	4.09
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.61
Total HOA Special Project/Admin Expense	0.00	0.00	697.51	0.61
Total Operating Expense	19,224.74	68.32	75,912.41	66.11
NOI - Net Operating Income	8,916.53	31.68	38,921.54	33.89
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.56	0.00	2.24	0.00
Total Other Income	0.56	0.00	2.24	0.00
Net Other Income	0.56	0.00	2.24	0.00
Total Income	28,141.83	100.00	114,836.19	100.00
Total Expense	19,224.74	68.32	75,912.41	66.11
Net Income	8,917.09	31.69	38,923.78	33.90