

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	121,042.92
Savings/Reserve Account	34,723.31
Total Cash	155,766.23
TOTAL ASSETS	155,766.23
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,729.15
Total Liabilities	11,729.15
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	45,782.58
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	144,037.08
TOTAL LIABILITIES & CAPITAL	155,766.23

Income Statement

Welch Randall

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

As of: May 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	1.69	2,400.00	1.67
Association Dues	27,980.51	98.23	140,637.80	98.13
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	0.02
Late Fee	25.00	0.09	252.39	0.18
Total Operating Income	28,485.51	100.00	143,319.46	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	12.99	0.05	43.66	0.03
CSA- Common Electricity	357.54	1.26	2,056.53	1.43
CSA- Landscape	5,540.46	19.45	6,060.46	4.23
CSA- Pool Maintenance	0.00	0.00	515.00	0.36
CSA- Garbage	1,656.67	5.82	8,270.11	5.77
CSA- Property Maintenance	765.00	2.69	7,725.27	5.39
CSA- Water & Storm Drain	1,542.56	5.42	7,339.74	5.12
CSA- Insurance	6,317.37	22.18	32,244.77	22.50
CSA- Sewer	2,940.60	10.32	14,703.00	10.26
CSA- Legal	0.00	0.00	212.00	0.15
CSA- Taxes & Licensing	0.00	0.00	379.00	0.26
CSA- Reimbursement: Misc.	0.00	0.00	14.90	0.01
CSA- Common Area Cleaning	794.25	2.79	3,494.75	2.44
CSA- Board Member Compensation	84.83	0.30	994.23	0.69
CSA- Snow Removal	0.00	0.00	6,110.00	4.26
CSA- Printing & Postage	0.00	0.00	133.75	0.09
CSA- Roof and Gutter Repair	440.00	1.54	670.00	0.47
Total Countryside HOA Expense	20,452.27	71.80	90,967.17	63.47
Property Management				
Management Fee	1,175.00	4.12	5,875.00	4.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,175.00	4.12	5,875.00	4.10
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.49
Total HOA Special Project/Admin Expense	0.00	0.00	697.51	0.49
Total Operating Expense	21,627.27	75.92	97,539.68	68.06
NOI - Net Operating Income	6,858.24	24.08	45,779.78	31.94
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.56	0.00	2.80	0.00
Total Other Income	0.56	0.00	2.80	0.00
Net Other Income	0.56	0.00	2.80	0.00
Total Income	28,486.07	100.00	143,322.26	100.00
Total Expense	21,627.27	75.92	97,539.68	68.06
Net Income	6,858.80	24.08	45,782.58	31.94