

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		79,214.45
Savings/Reserve Account		34,720.51
Total Cash		113,934.96
TOTAL ASSETS		113,934.96
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		15,680.46
Total Liabilities		15,680.46
Capital		
Retained Earnings		62,411.65
Calculated Retained Earnings		32,324.02
Calculated Prior Years Retained Earnings		3,518.83
Total Capital		98,254.50
TOTAL LIABILITIES & CAPITAL		113,934.96

Income Statement

Welch Randall

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

As of: Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End
Operating Income & Expense	
Income	
CSA- RV Parking	6,615.00
Association Dues	338,803.77
HOA Reinvestment Fee / Transfer Fee	2,500.00
Clubhouse / Pool	75.00
Interest Income	219.08
Late Fee	883.88
Total Operating Income	349,096.73
Expense	
Countryside HOA Expense	
CSA- Gas Pool	1,627.96
CSA- Common Electricity	5,557.07
CSA- Landscape	12,165.00
CSA- Pool Maintenance	6,050.28
CSA- Garbage	20,456.25
CSA- Property Maintenance	40,940.84
CSA- Water & Storm Drain	33,031.27
CSA- Insurance	68,354.27
CSA- Sewer	32,050.80
CSA- Legal	6,594.00
CSA- Taxes & Licensing	389.00
CSA- Reimbursement: Misc.	1,555.90
CSA- Common Area Cleaning	11,909.75
CSA- Board Member Compensation	4,786.67
CSA- Snow Removal	17,250.00
CSA- Sprinkler Repair	2,704.00
CSA- Pest Control	0.00
CSA- Printing & Postage	862.25
CSA - Roof	16,170.00
CSA- Roof and Gutter Repair	20,351.56
CSA- Asphalt Repairs	0.00
Total Countryside HOA Expense	302,806.87
Property Management	
Management Fee	14,020.00
Total Property Management	14,020.00
WR - RE Brokerage Expenses	
WR - RE Office Expenses (Brokerage Portion)	0.00
Total WR - RE Brokerage Expenses	0.00
Total Operating Expense	316,826.87

Income Statement

Account Name	Year to Month End
NOI - Net Operating Income	32,269.86
Other Income & Expense	
Other Income	
Insurance Income (Other)	0.00
Special Assessment	44.85
Interest on Bank Accounts	9.31
Total Other Income	54.16
Other Expense	
Insurance Expense (Other)	0.00
Total Other Expense	0.00
Net Other Income	54.16
Total Income	349,150.89
Total Expense	316,826.87
Net Income	32,324.02