Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	112,820.73
Savings/Reserve Account	34,723.89
Total Cash	**147,544.62**
TOTAL ASSETS	147,544.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,374.99
Total Liabilities	**12,374.99**
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	36,915.13
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	**135,169.63**
TOTAL LIABILITIES & CAPITAL	147,544.62

Income Statement

Welch Randall

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

As of: Jun 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	550.00	1.94	2,950.00	1.72
Association Dues	27,675.51	97.86	168,313.31	98.08
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	4.50	0.02	33.77	0.02
Late Fee	50.00	0.18	302.39	0.18
CSA Rental Admin Fee	0.00	0.00	0.00	0.00
Total Operating Income	28,280.01	100.00	171,599.47	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	462.07	1.63	505.73	0.29
CSA- Common Electricity	605.33	2.14	2,661.86	1.55
CSA- Landscape	9,006.68	31.85	15,067.14	8.78
CSA- Pool Maintenance	2,410.87	8.52	2,925.87	1.71
CSA- Garbage	1,656.67	5.86	9,926.78	5.78
CSA- Property Maintenance	1,015.27	3.59	7,725.27	4.50
CSA- Water & Storm Drain	3,167.44	11.20	10,507.18	6.12
CSA- Insurance	7,547.40	26.69	39,792.17	23.19
CSA- Sewer	2,940.60	10.40	17,643.60	10.28
CSA- Legal	715.00	2.53	927.00	0.54
CSA- Taxes & Licensing	0.00	0.00	379.00	0.22
CSA- Reimbursement: Misc.	5,243.81	18.54	5,258.71	3.06
CSA- Common Area Cleaning	1,176.60	4.16	4,671.35	2.72
CSA- Board Member Compensation	84.83	0.30	1,079.06	0.63
CSA- Snow Removal	0.00	0.00	6,110.00	3.56
CSA- Sprinkler Repair	0.00	0.00	0.00	0.00
CSA- Printing & Postage	192.75	0.68	326.50	0.19
CSA- Roof and Gutter Repair	762.99	2.70	1,432.99	0.84
Total Countryside	36,988.31	130.79	126,940.21	73.97

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA Expense				
Property Management				
Management Fee	1,175.00	4.15	7,050.00	4.11
Total Property Management	**1,175.00**	**4.15**	**7,050.00**	**4.11**
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	697.51	0.41
Total HOA Special Project/Admin Expense	**0.00**	**0.00**	**697.51**	**0.41**
Total Operating Expense	**38,163.31**	**134.95**	**134,687.72**	**78.49**
NOI - Net Operating Income	**-9,883.30**	**-34.95**	**36,911.75**	**21.51**
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.58	0.00	3.38	0.00
Total Other Income	**0.58**	**0.00**	**3.38**	**0.00**
Net Other Income	**0.58**	**0.00**	**3.38**	**0.00**
Total Income	28,280.59	100.00	171,602.85	100.00
Total Expense	38,163.31	134.95	134,687.72	78.49
Net Income	-9,882.72	-34.95	36,915.13	21.51