

Balance Sheet

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

As of: 03/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	106,983.32
Savings/Reserve Account	34,722.19
Total Cash	141,705.51
TOTAL ASSETS	141,705.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,444.32
Total Liabilities	13,444.32
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	30,006.69
Calculated Prior Years Retained Earnings	35,842.85
Total Capital	128,261.19
TOTAL LIABILITIES & CAPITAL	141,705.51

Income Statement

Welch Randall

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

As of: Mar 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	530.00	1.83	1,490.00	1.72
Association Dues	28,416.02	97.98	84,971.02	98.01
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	4.88	0.02	29.27	0.03
Late Fee	50.00	0.17	202.39	0.23
Total Operating Income	29,000.90	100.00	86,692.68	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	23.02	0.03
CSA- Common Electricity	376.75	1.30	1,319.70	1.52
CSA- Landscape	0.00	0.00	520.00	0.60
CSA- Pool Maintenance	515.00	1.78	515.00	0.59
CSA- Garbage	1,658.56	5.72	4,958.66	5.72
CSA- Property Maintenance	0.00	0.00	4,685.27	5.40
CSA- Water & Storm Drain	1,401.36	4.83	4,402.20	5.08
CSA- Insurance	6,481.85	22.35	19,445.55	22.43
CSA- Sewer	2,940.60	10.14	8,821.80	10.18
CSA- Legal	0.00	0.00	17.00	0.02
CSA- Taxes & Licensing	0.00	0.00	0.00	0.00
CSA- Reimbursement: Misc.	0.00	0.00	14.90	0.02
CSA- Common Area Cleaning	666.50	2.30	2,094.50	2.42
CSA- Board Member Compensation	194.83	0.67	823.81	0.95
CSA- Snow Removal	1,990.00	6.86	4,460.00	5.14
CSA- Printing & Postage	133.75	0.46	133.75	0.15
CSA- Roof and Gutter Repair	0.00	0.00	230.00	0.27
Total Countryside HOA Expense	16,366.85	56.44	52,465.16	60.52
Property Management				
Management Fee	1,175.00	4.05	3,525.00	4.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,175.00	4.05	3,525.00	4.07
HOA Special Project/ Admin Expense				
PM Project Management	697.51	2.41	697.51	0.80
Total HOA Special Project/Admin Expense	697.51	2.41	697.51	0.80
Total Operating Expense	18,239.36	62.89	56,687.67	65.39
NOI - Net Operating Income	10,761.54	37.11	30,005.01	34.61
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.58	0.00	1.68	0.00
Total Other Income	0.58	0.00	1.68	0.00
Net Other Income	0.58	0.00	1.68	0.00
Total Income	29,001.48	100.00	86,694.36	100.00
Total Expense	18,239.36	62.89	56,687.67	65.39
Net Income	10,762.12	37.11	30,006.69	34.61