

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 83,394.49 |
| Savings/Reserve Account | 36,213.62 |
| Total Cash | 119,608.11 |
| TOTAL ASSETS | 119,608.11 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 14,497.17 |
| Total Liabilities | 14,497.17 |
| Capital | |
| Retained Earnings | 62,411.65 |
| Calculated Retained Earnings | 39,180.46 |
| Calculated Prior Years Retained Earnings | 3,518.83 |
| Total Capital | 105,110.94 |
| TOTAL LIABILITIES & CAPITAL | 119,608.11 |

Income Statement

Welch Randall

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

As of: Apr 2024

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 | 660.00 | 2.29 | 1,965.00 | 1.72 |
| Association Dues | 28,084.83 | 97.60 | 111,273.81 | 97.44 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 500.00 | 0.44 |
| Clubhouse / Pool | 0.00 | 0.00 | 75.00 | 0.07 |
| Interest Income | 18.61 | 0.06 | 117.82 | 0.10 |
| Late Fee | 11.27 | 0.04 | 261.27 | 0.23 |
| Total Operating Income | 28,774.71 | 100.00 | 114,192.90 | 100.00 |
| Expense | | | | |
| Countryside HOA Expense | | | | |
| CSA- Gas Pool | 7.65 | 0.03 | 30.67 | 0.03 |
| CSA- Common Electricity | 343.78 | 1.19 | 1,522.48 | 1.33 |
| CSA- Landscape | 0.00 | 0.00 | 970.00 | 0.85 |
| CSA- Pool Maintenance | 0.00 | 0.00 | 405.00 | 0.35 |
| CSA- Garbage | 0.00 | 0.00 | 4,845.95 | 4.24 |
| CSA- Property Maintenance | 0.00 | 0.00 | 185.03 | 0.16 |
| CSA- Water & Storm Drain | 1,494.01 | 5.19 | 6,187.94 | 5.42 |
| CSA- Insurance | 4,999.61 | 17.38 | 19,998.44 | 17.51 |
| CSA- Sewer | 2,670.90 | 9.28 | 10,683.60 | 9.36 |
| CSA- Legal | 403.00 | 1.40 | 2,734.00 | 2.39 |
| CSA- Taxes & Licensing | 0.00 | 0.00 | 379.00 | 0.33 |
| CSA- Reimbursement: Misc. | 0.00 | 0.00 | 336.99 | 0.30 |
| CSA- Common Area Cleaning | 606.00 | 2.11 | 2,671.75 | 2.34 |
| CSA- Board Member Compensation | 664.32 | 2.31 | 1,877.11 | 1.64 |
| CSA- Snow Removal | 3,770.00 | 13.10 | 17,250.00 | 15.11 |
| CSA- Printing & Postage | 0.00 | 0.00 | 361.75 | 0.32 |
| CSA- Roof and Gutter Repair | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Countryside HOA Expense | 14,959.27 | 51.99 | 70,439.71 | 61.68 |
| Property Management | | | | |
| Management Fee | 1,175.00 | 4.08 | 4,620.00 | 4.05 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|------------------|---------------------|-------------------|------------------------|
| Total Property Management | 1,175.00 | 4.08 | 4,620.00 | 4.05 |
| Total Operating Expense | 16,134.27 | 56.07 | 75,059.71 | 65.73 |
| NOI - Net Operating Income | 12,640.44 | 43.93 | 39,133.19 | 34.27 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Special Assessment | 0.00 | 0.00 | 44.85 | 0.04 |
| Interest on Bank Accounts | 0.63 | 0.00 | 2.42 | 0.00 |
| Total Other Income | 0.63 | 0.00 | 47.27 | 0.04 |
| Net Other Income | 0.63 | 0.00 | 47.27 | 0.04 |
| Total Income | 28,775.34 | 100.00 | 114,240.17 | 100.04 |
| Total Expense | 16,134.27 | 56.07 | 75,059.71 | 65.73 |
| Net Income | 12,641.07 | 43.93 | 39,180.46 | 34.31 |