

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	87,606.84
Savings/Reserve Account	36,214.23
Total Cash	123,821.07
TOTAL ASSETS	123,821.07
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,377.00
Total Liabilities	15,377.00
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	42,513.59
Calculated Prior Years Retained Earnings	3,518.83
Total Capital	108,444.07
TOTAL LIABILITIES & CAPITAL	123,821.07

Income Statement

Welch Randall

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

As of: May 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	585.00	1.95	2,550.00	1.77
Association Dues	29,174.42	97.39	140,448.23	97.43
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	0.35
Clubhouse / Pool	0.00	0.00	75.00	0.05
Fine & Violation	25.00	0.08	25.00	0.02
Interest Income	23.23	0.08	141.05	0.10
Late Fee	150.00	0.50	411.27	0.29
Total Operating Income	29,957.65	100.00	144,150.55	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	10.05	0.03	40.72	0.03
CSA- Common Electricity	310.79	1.04	1,833.27	1.27
CSA- Landscape	0.00	0.00	970.00	0.67
CSA- Pool Maintenance	0.00	0.00	405.00	0.28
CSA- Garbage	3,295.29	11.00	8,141.24	5.65
CSA- Property Maintenance	8,259.23	27.57	8,444.26	5.86
CSA- Water & Storm Drain	1,765.86	5.89	7,953.80	5.52
CSA- Insurance	5,182.50	17.30	22,586.69	15.67
CSA- Sewer	2,670.90	8.92	13,354.50	9.26
CSA- Legal	0.00	0.00	2,734.00	1.90
CSA- Taxes & Licensing	10.00	0.03	389.00	0.27
CSA- Reimbursement: Misc.	911.64	3.04	1,248.63	0.87
CSA- Common Area Cleaning	820.00	2.74	3,491.75	2.42
CSA- Board Member Compensation	339.32	1.13	2,216.43	1.54
CSA- Snow Removal	0.00	0.00	17,250.00	11.97
CSA- Printing & Postage	59.25	0.20	421.00	0.29
CSA- Roof and Gutter Repair	4,409.55	14.72	4,409.55	3.06
Total Countryside HOA Expense	28,044.38	93.61	95,889.84	66.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,175.00	3.92	5,795.00	4.02
Total Property Management	1,175.00	3.92	5,795.00	4.02
Total Operating Expense	29,219.38	97.54	101,684.84	70.54
NOI - Net Operating Income	738.27	2.46	42,465.71	29.46
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	44.85	0.03
Interest on Bank Accounts	0.61	0.00	3.03	0.00
Total Other Income	0.61	0.00	47.88	0.03
Net Other Income	0.61	0.00	47.88	0.03
Total Income	29,958.26	100.00	144,198.43	100.03
Total Expense	29,219.38	97.54	101,684.84	70.54
Net Income	738.88	2.47	42,513.59	29.49