

Balance Sheet

Properties: Park Willow Condominium HOA - 1557 W 200 S Salt Lake City, UT 84104

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 | 38,019.11 |
| Savings/Reserve Account | 31,817.97 |
| Total Cash | 69,837.08 |
| TOTAL ASSETS | 69,837.08 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 8,493.50 |
| Total Liabilities | 8,493.50 |
| Capital | |
| Retained Earnings | 118,664.85 |
| Calculated Retained Earnings | 17,812.67 |
| Calculated Prior Years Retained Earnings | -75,133.94 |
| Total Capital | 61,343.58 |
| TOTAL LIABILITIES & CAPITAL | 69,837.08 |

Income Statement

Welch Randall

Properties: Park Willow Condominium HOA - 1557 W 200 S Salt Lake City, UT 84104

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 | | | | |
| Association Dues | 12,661.00 | 89.05 | 48,216.00 | 95.00 |
| HOA Reinvestment Fee / Transfer Fee | 1,197.00 | 8.42 | 1,197.00 | 2.36 |
| Fine & Violation | 0.00 | 0.00 | 100.00 | 0.20 |
| Parking Permit | 25.00 | 0.18 | 137.50 | 0.27 |
| NSF Fees Collected | 0.00 | 0.00 | 20.00 | 0.04 |
| Park Willow Income | | | | |
| PWC- Storage Closet | 290.00 | 2.04 | 890.00 | 1.75 |
| PWC- Misc. Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Park Willow Income | 290.00 | 2.04 | 890.00 | 1.75 |
| Late Fee | 45.00 | 0.32 | 195.00 | 0.38 |
| Total Operating Income | 14,218.00 | 100.00 | 50,755.50 | 100.00 |
| Expense | | | | |
| Park Willow HOA Expense | | | | |
| PWC- Reimbursement | 0.00 | 0.00 | 413.39 | 0.81 |
| PWC- Electrical Repairs | 0.00 | 0.00 | 195.00 | 0.38 |
| PWC- Landscaping | 1,274.25 | 8.96 | 2,537.75 | 5.00 |
| PWC- Water, Sewer, Storm, Street Light | 3,272.25 | 23.01 | 12,623.85 | 24.87 |
| PWC- Garbage | 0.00 | 0.00 | 1,565.62 | 3.08 |
| PWC- Insurance | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC- Property Maintenance | 5,020.00 | 35.31 | 6,906.45 | 13.61 |
| PWC-Electricity | 183.56 | 1.29 | 1,415.58 | 2.79 |
| PWC- Gas | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC- Office/Admin Expense | 0.00 | 0.00 | 483.00 | 0.95 |
| PWC- Professional Services | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC-Salt | 0.00 | 0.00 | 3,434.75 | 6.77 |
| Total Park Willow HOA Expense | 9,750.06 | 68.58 | 29,575.39 | 58.27 |
| Property Management | | | | |
| Management Fee | 850.00 | 5.98 | 3,400.00 | 6.70 |
| Total Property Management | 850.00 | 5.98 | 3,400.00 | 6.70 |
| Total Operating Expense | 10,600.06 | 74.55 | 32,975.39 | 64.97 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|------------------------|---------------------|-------------------------|------------------------|
| NOI - Net Operating Income | 3,617.94 | 25.45 | 17,780.11 | 35.03 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 32.56 | 0.23 | 32.56 | 0.06 |
| Total Other Income | <u>32.56</u> | <u>0.23</u> | <u>32.56</u> | <u>0.06</u> |
| Net Other Income | <u>32.56</u> | <u>0.23</u> | <u>32.56</u> | <u>0.06</u> |
| Total Income | 14,250.56 | 100.23 | 50,788.06 | 100.06 |
| Total Expense | 10,600.06 | 74.55 | 32,975.39 | 64.97 |
| Net Income | <u><u>3,650.50</u></u> | <u><u>25.68</u></u> | <u><u>17,812.67</u></u> | <u><u>35.10</u></u> |