

Balance Sheet

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

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	41,312.10
Savings/Reserve Account	31,868.18
Total Cash	73,180.28
TOTAL ASSETS	73,180.28
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,762.75
Total Liabilities	7,762.75
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	21,886.62
Calculated Prior Years Retained Earnings	-75,133.94
Total Capital	65,417.53
TOTAL LIABILITIES & CAPITAL	73,180.28

Income Statement

Welch Randall

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

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				
Association Dues	12,942.00	90.43	61,158.00	93.99
HOA Reinvestment Fee / Transfer Fee	1,140.00	7.97	2,337.00	3.59
Fine & Violation	0.00	0.00	100.00	0.15
Parking Permit	0.00	0.00	137.50	0.21
NSF Fees Collected	0.00	0.00	20.00	0.03
Park Willow Income				
PWC- Storage Closet	170.00	1.19	1,060.00	1.63
PWC- Misc. Income	0.00	0.00	0.00	0.00
Total Park Willow Income	170.00	1.19	1,060.00	1.63
Late Fee	60.00	0.42	255.00	0.39
Total Operating Income	14,312.00	100.00	65,067.50	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	3,300.00	23.06	3,713.39	5.71
PWC- Electrical Repairs	0.00	0.00	195.00	0.30
PWC- Landscaping	2,025.00	14.15	4,562.75	7.01
PWC- Water, Sewer, Storm, Street Light	0.00	0.00	12,623.85	19.40
PWC- Garbage	1,064.64	7.44	2,630.26	4.04
PWC- Insurance	0.00	0.00	0.00	0.00
PWC- Property Maintenance	2,771.81	19.37	9,678.26	14.87
PWC-Electricity	170.25	1.19	1,585.83	2.44
PWC- Gas	0.00	0.00	0.00	0.00
PWC- Office/Admin Expense	106.56	0.74	589.56	0.91
PWC- Professional Services	0.00	0.00	0.00	0.00
PWC-Salt	0.00	0.00	3,434.75	5.28
PWC- Roof Repairs	0.00	0.00	0.00	0.00
PWC- Pool Maintenance	0.00	0.00	0.00	0.00
Total Park Willow HOA Expense	9,438.26	65.95	39,013.65	59.96
Property Management				
Management Fee	850.00	5.94	4,250.00	6.53
Total Property	850.00	5.94	4,250.00	6.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	10,288.26	71.89	43,263.65	66.49
NOI - Net Operating Income	4,023.74	28.11	21,803.85	33.51
Other Income & Expense				
Other Income				
Interest on Bank Accounts	50.21	0.35	82.77	0.13
Total Other Income	50.21	0.35	82.77	0.13
Net Other Income	50.21	0.35	82.77	0.13
Total Income	14,362.21	100.35	65,150.27	100.13
Total Expense	10,288.26	71.89	43,263.65	66.49
Net Income	4,073.95	28.47	21,886.62	33.64