

Balance Sheet

Properties: Sandalwood Cove - 5300 S. Adams Ave Pkway #8 South Weber, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2027	53,325.05
Sandalwood Cove GWCU Savings	5.09
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	21,102.96
Checking - Cash in Bank	1,952.25
Savings/Reserve Account	10,205.87
Sandalwood Savings #2 - Roofing Reserve	14,714.17
Total Cash	101,305.39
TOTAL ASSETS	101,305.39
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,106.34
Total Liabilities	5,106.34
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-3,159.95
Calculated Prior Years Retained Earnings	-26,945.92
Total Capital	96,199.05
TOTAL LIABILITIES & CAPITAL	101,305.39

Income Statement

Welch Randall

Properties: Sandalwood Cove - 5300 S. Adams Ave Pkway #8 South Weber, UT 84405

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	6,030.00	100.00	24,570.00	98.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	200.00	0.80
Interest Income	0.00	0.00	9.45	0.04
Late Fee	0.00	0.00	100.00	0.40
Total Operating Income	6,030.00	100.00	24,879.45	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	1,876.78	31.12	6,838.56	27.49
SDW- Roof Maintenance	0.00	0.00	0.00	0.00
SDW- Landscape Maintenance	0.00	0.00	3,435.00	13.81
SDW- Building Maintenance	525.00	8.71	689.68	2.77
SDW- Licensing & Accounting	378.00	6.27	920.50	3.70
SDW- Landscape Upgrades	0.00	0.00	4,350.00	17.48
SDW- Snow Removal	2,562.06	42.49	9,796.18	39.37
Total Sandalwood Cove HOA Expenses	5,341.84	88.59	26,029.92	104.62
Property Management				
Management Fee	650.00	10.78	2,600.00	10.45
Total Property Management	650.00	10.78	2,600.00	10.45
Total Operating Expense	5,991.84	99.37	28,629.92	115.07
NOI - Net Operating Income	38.16	0.63	-3,750.47	-15.07
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.29	0.00	590.52	2.37
Total Other Income	0.29	0.00	590.52	2.37
Net Other Income	0.29	0.00	590.52	2.37
Total Income	6,030.29	100.00	25,469.97	102.37

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	5,991.84	99.37	28,629.92	115.07
Net Income	<u>38.45</u>	<u>0.64</u>	<u>-3,159.95</u>	<u>-12.70</u>