

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 20,589.15 |
| Savings/Reserve Account | 31,910.84 |
| Total Cash | 52,499.99 |
| TOTAL ASSETS | 52,499.99 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 6,102.50 |
| Total Liabilities | 6,102.50 |
| Capital | |
| Retained Earnings | 118,664.85 |
| Calculated Retained Earnings | 2,866.58 |
| Calculated Prior Years Retained Earnings | -75,133.94 |
| Total Capital | 46,397.49 |
| TOTAL LIABILITIES & CAPITAL | 52,499.99 |

Income Statement

Welch Randall

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

As of: Jun 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 | 11,975.00 | 98.44 | 73,146.00 | 94.69 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 2,337.00 | 3.03 |
| Fine & Violation | 0.00 | 0.00 | 100.00 | 0.13 |
| Parking Permit | 0.00 | 0.00 | 137.50 | 0.18 |
| NSF Fees Collected | 20.00 | 0.16 | 40.00 | 0.05 |
| Park Willow Income | | | | |
| PWC- Storage Closet | 170.00 | 1.40 | 1,230.00 | 1.59 |
| PWC- Misc. Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Park Willow Income | 170.00 | 1.40 | 1,230.00 | 1.59 |
| Late Fee | 0.00 | 0.00 | 255.00 | 0.33 |
| Total Operating Income | 12,165.00 | 100.00 | 77,245.50 | 100.00 |
| Expense | | | | |
| Park Willow HOA Expense | | | | |
| PWC- Reimbursement | 0.00 | 0.00 | 3,713.39 | 4.81 |
| PWC- Electrical Repairs | 0.00 | 0.00 | 195.00 | 0.25 |
| PWC- Landscaping | 1,565.00 | 12.86 | 6,127.75 | 7.93 |
| PWC- Water, Sewer, Storm, Street Light | 7,605.46 | 62.52 | 20,229.31 | 26.19 |
| PWC- Garbage | 518.77 | 4.26 | 3,149.03 | 4.08 |
| PWC- Insurance | 20,399.07 | 167.69 | 20,399.07 | 26.41 |
| PWC- Property Maintenance | 135.00 | 1.11 | 9,813.26 | 12.70 |
| PWC-Electricity | 167.40 | 1.38 | 1,753.23 | 2.27 |
| PWC- Gas | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC- Office/Admin Expense | 0.00 | 0.00 | 589.56 | 0.76 |
| PWC- Professional Services | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC-Salt | 0.00 | 0.00 | 3,434.75 | 4.45 |
| 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 | 30,390.70 | 249.82 | 69,404.35 | 89.85 |
| Property Management | | | | |
| Management Fee | 850.00 | 6.99 | 5,100.00 | 6.60 |
| Total Property | 850.00 | 6.99 | 5,100.00 | 6.60 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|----------------|---------------------|-------------------|------------------------|
| Management | | | | |
| Total Operating Expense | 31,240.70 | 256.81 | 74,504.35 | 96.45 |
| NOI - Net Operating Income | -19,075.70 | -156.81 | 2,741.15 | 3.55 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 42.66 | 0.35 | 125.43 | 0.16 |
| Total Other Income | 42.66 | 0.35 | 125.43 | 0.16 |
| Net Other Income | 42.66 | 0.35 | 125.43 | 0.16 |
| Total Income | 12,207.66 | 100.35 | 77,370.93 | 100.16 |
| Total Expense | 31,240.70 | 256.81 | 74,504.35 | 96.45 |
| Net Income | -19,033.04 | -156.46 | 2,866.58 | 3.71 |