

Balance Sheet

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

As of: 03/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2023	46,505.18
Sandalwood Cove GWCU Savings	5.01
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,001.47
Checking - Cash in Bank	54,443.23
Savings/Reserve Account	32,611.89
Total Cash	153,566.78
TOTAL ASSETS	153,566.78
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,536.69
Total Liabilities	3,536.69
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-3,773.07
Calculated Prior Years Retained Earnings	27,498.24
Total Capital	150,030.09
TOTAL LIABILITIES & CAPITAL	153,566.78

Income Statement

Welch Randall

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

As of: Mar 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	6,301.10	98.40	18,430.28	98.02
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	50.00	0.78	292.85	1.56
Interest Income	2.70	0.04	4.05	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	50.00	0.78	75.00	0.40
Total Operating Income	6,403.80	100.00	18,802.18	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	794.75	12.41	3,617.32	19.24
SDW- Roof Maintenance	0.00	0.00	50.00	0.27
SDW- Legal Fees	583.00	9.10	583.00	3.10
SDW- Landscape Maintenance	0.00	0.00	6,260.50	33.30
SDW- Maintenance & Repairs	111.27	1.74	9,361.27	49.79
SDW- Building Maintenance	580.00	9.06	711.64	3.78
SDW- Licensing & Accounting	15.00	0.23	66.00	0.35
SDW- Lighting Repairs	0.00	0.00	0.00	0.00
Total Sandalwood Cove HOA Expenses	2,084.02	32.54	20,649.73	109.83
Property Management				
Management Fee	650.00	10.15	1,950.00	10.37
Total Property Management	650.00	10.15	1,950.00	10.37
Real Estate				
Administrative				
Tax Related	360.00	5.62	360.00	1.91
Total Administrative	360.00	5.62	360.00	1.91
Total Real Estate	360.00	5.62	360.00	1.91
Total Operating Expense	3,094.02	48.32	22,959.73	122.11
NOI - Net Operating Income	3,309.78	51.68	-4,157.55	-22.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	378.56	5.91	384.48	2.04
Total Other Income	378.56	5.91	384.48	2.04
Net Other Income	378.56	5.91	384.48	2.04
Total Income	6,782.36	105.91	19,186.66	102.04
Total Expense	3,094.02	48.32	22,959.73	122.11
Net Income	3,688.34	57.60	-3,773.07	-20.07