

Balance Sheet

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

As of: 07/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2023	46,883.02
Sandalwood Cove GWCU Savings	5.01
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,068.37
Checking - Cash in Bank	50,375.32
Savings/Reserve Account	32,614.04
Total Cash	149,945.76
TOTAL ASSETS	149,945.76
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,386.69
Total Liabilities	5,386.69
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-9,244.09
Calculated Prior Years Retained Earnings	27,498.24
Total Capital	144,559.07
TOTAL LIABILITIES & CAPITAL	149,945.76

Income Statement

Welch Randall

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

As of: Jul 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	6,261.69	96.90	43,079.76	96.77
HOA Reinvestment Fee / Transfer Fee	200.00	3.10	500.00	1.12
Fine & Violation	0.00	0.00	590.00	1.33
Interest Income	0.00	0.00	13.51	0.03
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	225.00	0.51
Miscellaneous Income	0.00	0.00	110.70	0.25
Total Operating Income	6,461.69	100.00	44,518.97	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	794.75	12.30	6,796.32	15.27
SDW- Roof Maintenance	450.00	6.96	500.00	1.12
SDW- Legal Fees	2,888.50	44.70	3,471.50	7.80
SDW- Landscape Maintenance	3,770.00	58.34	14,158.00	31.80
SDW- Maintenance & Repairs	1,166.70	18.06	1,277.97	2.87
SDW- Building Maintenance	0.00	0.00	711.64	1.60
SDW- Licensing & Accounting	303.00	4.69	369.00	0.83
SDW- Lighting Repairs	0.00	0.00	0.00	0.00
SDW- Foundation Repair	520.00	8.05	520.00	1.17
SDW- Asphalt Maintenance	0.00	0.00	21,880.00	49.15
Total Sandalwood Cove HOA Expenses	9,892.95	153.10	49,684.43	111.60
Property Management				
Management Fee	650.00	10.06	4,550.00	10.22
Total Property Management	650.00	10.06	4,550.00	10.22
Real Estate				
Administrative				
Tax Related	0.00	0.00	360.00	0.81
Total Administrative	0.00	0.00	360.00	0.81
Total Real Estate	0.00	0.00	360.00	0.81
Total Operating Expense	10,542.95	163.16	54,594.43	122.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-4,081.26	-63.16	-10,075.46	-22.63
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.55	0.01	831.37	1.87
Total Other Income	0.55	0.01	831.37	1.87
Net Other Income	0.55	0.01	831.37	1.87
Total Income	6,462.24	100.01	45,350.34	101.87
Total Expense	10,542.95	163.16	54,594.43	122.63
Net Income	-4,080.71	-63.15	-9,244.09	-20.76