

Balance Sheet

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

As of: 03/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2023	48,039.31
Sandalwood Cove GWCU Savings	5.03
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,271.14
Checking - Cash in Bank	29,215.04
Savings/Reserve Account	33,546.50
Total Cash	131,077.02
TOTAL ASSETS	131,077.02
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,843.04
Total Liabilities	4,843.04
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-10,192.76
Calculated Prior Years Retained Earnings	10,121.82
Total Capital	126,233.98
TOTAL LIABILITIES & CAPITAL	131,077.02

Income Statement

Welch Randall

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

As of: Mar 2021

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	6,047.04	98.75	18,408.00	98.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	100.00	0.54
Fine & Violation	50.00	0.82	50.00	0.27
Interest Income	1.27	0.02	5.32	0.03
Late Fee	25.00	0.41	75.00	0.40
Total Operating Income	6,123.31	100.00	18,638.32	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	11,385.00	185.93	12,142.93	65.15
SDW- Roof Maintenance	0.00	0.00	0.00	0.00
SDW- Legal Fees	0.00	0.00	474.50	2.55
SDW- Landscape Maintenance	0.00	0.00	1,150.00	6.17
SDW- Building Maintenance	400.00	6.53	416.38	2.23
SDW- Licensing & Accounting	10.00	0.16	20.00	0.11
SDW- Asphalt Maintenance	13,780.87	225.06	13,780.87	73.94
Total Sandalwood Cove HOA Expenses	25,575.87	417.68	27,984.68	150.15
Property Management				
Management Fee	650.00	10.62	1,950.00	10.46
Total Property Management	650.00	10.62	1,950.00	10.46
Real Estate				
Administrative				
Tax Related	0.00	0.00	0.00	0.00
Total Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	26,225.87	428.30	29,934.68	160.61
NOI - Net Operating Income	-20,102.56	-328.30	-11,296.36	-60.61
Other Income & Expense				
Other Income				
Insurance Income (Other)	719.08	11.74	719.08	3.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	383.51	6.26	384.52	2.06
Total Other Income	1,102.59	18.01	1,103.60	5.92
Net Other Income	1,102.59	18.01	1,103.60	5.92
Total Income	7,225.90	118.01	19,741.92	105.92
Total Expense	26,225.87	428.30	29,934.68	160.61
Net Income	-18,999.97	-310.29	-10,192.76	-54.69