

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	57,851.54
Savings/Reserve Account	57,293.43
Total Cash	115,144.97
TOTAL ASSETS	115,144.97
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,040.50
Total Liabilities	7,040.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	21,439.92
Calculated Prior Years Retained Earnings	-32,000.30
Total Capital	108,104.47
TOTAL LIABILITIES & CAPITAL	115,144.97

Income Statement

Welch Randall

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

As of: Apr 2025

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	13,288.00	98.99	52,056.00	94.71
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,070.00	3.77
Fine & Violation	0.00	0.00	0.00	0.00
Parking Permit	0.00	0.00	50.00	0.09
NSF Fees Collected	0.00	0.00	0.00	0.00
Park Willow Income				
PWC- Storage Closet	90.00	0.67	566.00	1.03
Total Park Willow Income	90.00	0.67	566.00	1.03
Late Fee	45.00	0.34	224.00	0.41
Total Operating Income	13,423.00	100.00	54,966.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	394.38	0.72
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	0.00	0.00	1,100.00	2.00
PWC- Water, Sewer, Storm, Street Light	0.00	0.00	13,596.92	24.74
PWC- Garbage	534.62	3.98	2,136.66	3.89
PWC- Property Maintenance	2,308.00	17.19	2,633.00	4.79
PWC- Common Area Maintenance	0.00	0.00	300.00	0.55
PWC-Electricity	179.03	1.33	1,334.95	2.43
PWC- Office/Admin Expense	388.00	2.89	429.25	0.78
PWC- Professional Services	0.00	0.00	1,992.00	3.62
PWC-Salt	1,328.00	9.89	6,127.00	11.15
Total Park Willow HOA Expense	4,737.65	35.30	30,044.16	54.66
Monthly Software Fee	60.48	0.45	120.96	0.22
Property Management				
Management Fee	905.00	6.74	3,510.00	6.39
Total Property Management	905.00	6.74	3,510.00	6.39
Total Operating Expense	5,703.13	42.49	33,675.12	61.27

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	7,719.87	57.51	21,290.88	38.73
Other Income & Expense				
Other Income				
Interest on Bank Accounts	47.29	0.35	149.04	0.27
Total Other Income	47.29	0.35	149.04	0.27
Net Other Income	47.29	0.35	149.04	0.27
Total Income	13,470.29	100.35	55,115.04	100.27
Total Expense	5,703.13	42.49	33,675.12	61.27
Net Income	7,767.16	57.86	21,439.92	39.01