

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	51,282.92
Savings/Reserve Account	57,389.70
Total Cash	108,672.62
TOTAL ASSETS	108,672.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,013.50
Total Liabilities	8,013.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	13,980.96
Calculated Prior Years Retained Earnings	-31,986.69
Total Capital	100,659.12
TOTAL LIABILITIES & CAPITAL	108,672.62

Income Statement

Welch Randall

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

As of: Jun 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	13,857.00	98.33	78,974.00	95.94
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,070.00	2.51
Fine & Violation	0.00	0.00	50.00	0.06
Interest Income	13.20	0.09	13.20	0.02
Parking Permit	25.00	0.18	100.00	0.12
NSF Fees Collected	0.00	0.00	0.00	0.00
Park Willow Income				
PWC- Storage Closet	137.33	0.97	793.33	0.96
Total Park Willow Income	137.33	0.97	793.33	0.96
Late Fee	60.00	0.43	314.00	0.38
Total Operating Income	14,092.53	100.00	82,314.53	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	637.95	0.78
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	1,141.25	8.10	3,902.50	4.74
PWC- Water, Sewer, Storm, Street Light	8,548.62	60.66	26,104.27	31.71
PWC- Garbage	565.24	4.01	3,267.14	3.97
PWC- Insurance	12,326.92	87.47	12,326.92	14.98
PWC- Property Maintenance	861.15	6.11	5,979.15	7.26
PWC- Common Area Maintenance	0.00	0.00	300.00	0.36
PWC-Electricity	193.57	1.37	1,730.28	2.10
PWC- Office/Admin Expense	220.50	1.56	649.75	0.79
PWC- Professional Services	0.00	0.00	1,992.00	2.42
PWC-Salt	0.00	0.00	6,127.00	7.44
Total Park Willow HOA Expense	23,857.25	169.29	63,016.96	76.56
Monthly Software Fee	60.48	0.43	241.92	0.29
Property Management				
Management Fee	905.00	6.42	5,320.00	6.46
Total Property Management	905.00	6.42	5,320.00	6.46

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	24,822.73	176.14	68,578.88	83.31
NOI - Net Operating Income	-10,738.20	-76.14	13,735.65	16.69
Other Income & Expense				
Other Income				
Interest on Bank Accounts	45.79	0.32	245.31	0.30
Total Other Income	45.79	0.32	245.31	0.30
Net Other Income	45.79	0.32	245.31	0.30
Total Income	14,138.32	100.32	82,559.84	100.30
Total Expense	24,822.73	176.14	68,578.88	83.31
Net Income	-10,684.41	-75.82	13,980.96	16.98