

## Balance Sheet

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

**As of:** 02/28/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	43,707.76
Savings/Reserve Account	57,200.47
<b>Total Cash</b>	<b>100,908.23</b>
<b>TOTAL ASSETS</b>	<b>100,908.23</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,373.50
<b>Total Liabilities</b>	<b>6,373.50</b>
<b>Capital</b>	
Retained Earnings	118,664.85
Calculated Retained Earnings	7,870.18
Calculated Prior Years Retained Earnings	-32,000.30
<b>Total Capital</b>	<b>94,534.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>100,908.23</b>

## Income Statement

Welch Randall

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

As of: Feb 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	13,114.00	92.26	26,203.00	90.75
HOA Reinvestment Fee / Transfer Fee	900.00	6.33	2,070.00	7.17
Fine & Violation	50.00	0.35	50.00	0.17
Parking Permit	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
<b>Park Willow Income</b>				
PWC- Storage Closet	90.00	0.63	386.00	1.34
<b>Total Park Willow Income</b>	<b>90.00</b>	<b>0.63</b>	<b>386.00</b>	<b>1.34</b>
Late Fee	60.00	0.42	165.00	0.57
<b>Total Operating Income</b>	<b>14,214.00</b>	<b>100.00</b>	<b>28,874.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Willow HOA Expense</b>				
PWC- Reimbursement	0.00	0.00	394.38	1.37
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	0.00	0.00	1,100.00	3.81
PWC- Water, Sewer, Storm, Street Light	7,030.37	49.46	10,409.76	36.05
PWC- Garbage	533.40	3.75	1,066.19	3.69
PWC- Property Maintenance	100.00	0.70	100.00	0.35
PWC- Common Area Maintenance	0.00	0.00	300.00	1.04
PWC-Electricity	284.21	2.00	877.82	3.04
PWC- Office/Admin Expense	0.00	0.00	0.00	0.00
PWC- Professional Services	1,600.00	11.26	1,992.00	6.90
PWC-Salt	1,579.75	11.11	3,119.75	10.80
<b>Total Park Willow HOA Expense</b>	<b>11,127.73</b>	<b>78.29</b>	<b>19,359.90</b>	<b>67.05</b>
<b>Property Management</b>				
Management Fee	850.00	5.98	1,700.00	5.89
<b>Total Property Management</b>	<b>850.00</b>	<b>5.98</b>	<b>1,700.00</b>	<b>5.89</b>
<b>Total Operating Expense</b>	<b>11,977.73</b>	<b>84.27</b>	<b>21,059.90</b>	<b>72.94</b>
<b>NOI - Net Operating</b>	<b>2,236.27</b>	<b>15.73</b>	<b>7,814.10</b>	<b>27.06</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	26.87	0.19	56.08	0.19
Total Other Income	26.87	0.19	56.08	0.19
Net Other Income	26.87	0.19	56.08	0.19
Total Income	14,240.87	100.19	28,930.08	100.19
Total Expense	11,977.73	84.27	21,059.90	72.94
Net Income	2,263.14	15.92	7,870.18	27.26