

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	67,884.49
Savings/Reserve Account	32,173.60
Total Cash	100,058.09
TOTAL ASSETS	100,058.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,786.50
Total Liabilities	7,786.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	5,607.04
Calculated Prior Years Retained Earnings	-32,000.30
Total Capital	92,271.59
TOTAL LIABILITIES & CAPITAL	100,058.09

Income Statement

Welch Randall

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

As of: Jan 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	13,089.00	89.28	13,089.00	89.28
HOA Reinvestment Fee / Transfer Fee	1,170.00	7.98	1,170.00	7.98
Fine & Violation	0.00	0.00	0.00	0.00
Parking Permit	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Park Willow Income				
PWC- Storage Closet	296.00	2.02	296.00	2.02
Total Park Willow Income	296.00	2.02	296.00	2.02
Late Fee	105.00	0.72	105.00	0.72
Total Operating Income	14,660.00	100.00	14,660.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	394.38	2.69	394.38	2.69
PWC- Landscaping	1,100.00	7.50	1,100.00	7.50
PWC- Water, Sewer, Storm, Street Light	3,379.39	23.05	3,379.39	23.05
PWC- Garbage	532.79	3.63	532.79	3.63
PWC- Property Maintenance	0.00	0.00	0.00	0.00
PWC- Common Area Maintenance	300.00	2.05	300.00	2.05
PWC-Electricity	593.61	4.05	593.61	4.05
PWC- Professional Services	392.00	2.67	392.00	2.67
PWC-Salt	1,540.00	10.50	1,540.00	10.50
Total Park Willow HOA Expense	8,232.17	56.15	8,232.17	56.15
Property Management				
Management Fee	850.00	5.80	850.00	5.80
Total Property Management	850.00	5.80	850.00	5.80
Total Operating Expense	9,082.17	61.95	9,082.17	61.95
NOI - Net Operating Income	5,577.83	38.05	5,577.83	38.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	29.21	0.20	29.21	0.20
Total Other Income	29.21	0.20	29.21	0.20
Net Other Income	29.21	0.20	29.21	0.20
Total Income	14,689.21	100.20	14,689.21	100.20
Total Expense	9,082.17	61.95	9,082.17	61.95
Net Income	5,607.04	38.25	5,607.04	38.25