

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		61,231.66
Savings/Reserve Account		32,144.39
Total Cash		93,376.05
TOTAL ASSETS		93,376.05
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		6,689.50
Total Liabilities		6,689.50
Capital		
Retained Earnings		118,664.85
Calculated Retained Earnings		43,155.64
Calculated Prior Years Retained Earnings		-75,133.94
Total Capital		86,686.55
TOTAL LIABILITIES & CAPITAL		93,376.05

Income Statement

Welch Randall

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

As of: Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End
Operating Income & Expense	
Income	
Association Dues	150,669.00
HOA Reinvestment Fee / Transfer Fee	6,949.50
Fine & Violation	350.00
Parking Permit	387.50
NSF Fees Collected	40.00
Park Willow Income	
PWC- Storage Closet	1,804.00
PWC- Parking Fees	0.00
PWC- Misc. Income	0.00
Total Park Willow Income	1,804.00
Late Fee	480.00
Total Operating Income	160,680.00
Expense	
Park Willow HOA Expense	
PWC- Reimbursement	3,713.39
PWC- Electrical Repairs	195.00
PWC- Landscaping	12,517.75
PWC- Water, Sewer, Storm, Street Light	42,854.77
PWC- Garbage	6,270.54
PWC- Insurance	20,399.07
PWC- Property Maintenance	14,553.26
PWC-Electricity	2,773.24
PWC- Gas	192.76
PWC- Office/Admin Expense	778.81
PWC- Professional Services	0.00
PWC-Salt	3,434.75
PWC- Roof Repairs	0.00
PWC- Pool Maintenance	0.00
Total Park Willow HOA Expense	107,683.34
Property Management	
Management Fee	10,200.00
Total Property Management	10,200.00
Total Operating Expense	117,883.34
NOI - Net Operating Income	42,796.66
Other Income & Expense	
Other Income	
Interest on Bank Accounts	358.98

Income Statement

Account Name		Year to Month End
Total Other Income		358.98
Net Other Income		358.98
Total Income		161,038.98
Total Expense		117,883.34
Net Income		43,155.64