

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	39,561.28
Savings/Reserve Account	57,489.29
Total Cash	<u>97,050.57</u>
TOTAL ASSETS	<u>97,050.57</u>
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,584.58
Total Liabilities	<u>7,584.58</u>
Capital	
Retained Earnings	118,864.85
Calculated Retained Earnings	2,787.91
Calculated Prior Years Retained Earnings	-31,986.69
Total Capital	<u>89,666.07</u>
TOTAL LIABILITIES & CAPITAL	<u>97,050.57</u>

Income Statement

Welch Randall

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

As of: Aug 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	13,553.00	96.61	106,406.00	95.47
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,065.00	2.75
Fine & Violation	200.00	1.43	200.00	0.18
Interest Income	0.00	0.00	13.20	0.01
Parking Permit	0.00	0.00	100.00	0.09
NSF Fees Collected	0.00	0.00	0.00	0.00
Park Willow Income				
PWC- Storage Closet	160.00	1.14	1,240.66	1.11
PWC- Parking Fees	25.00	0.18	25.00	0.02
Total Park Willow Income	185.00	1.32	1,265.66	1.14
Late Fee	90.00	0.64	402.00	0.36
Total Operating Income	14,028.00	100.00	111,451.86	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	854.00	6.09	1,491.95	1.34
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	1,552.50	11.07	6,610.00	5.93
PWC- Water, Sewer, Storm, Street Light	9,153.05	65.25	40,912.33	36.71
PWC- Garbage	543.49	3.87	4,347.39	3.90
PWC- Insurance	68.00	0.48	21,389.00	19.19
PWC- Property Maintenance	790.50	5.64	14,627.54	13.12
PWC- Common Area Maintenance	0.00	0.00	300.00	0.27
PWC-Electricity	228.73	1.63	1,959.01	1.76
PWC- Office/Admin Expense	0.00	0.00	649.75	0.58
PWC- Professional Services	0.00	0.00	1,992.00	1.79
PWC-Salt	0.00	0.00	6,127.00	5.50
PWC- Roof Repairs	0.00	0.00	1,110.00	1.00
Total Park Willow HOA Expense	13,190.27	94.03	101,515.97	91.09
Monthly Software Fee	60.48	0.43	362.88	0.33
Property Management				
Management Fee	905.00	6.45	7,130.00	6.40

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	905.00	6.45	7,130.00	6.40
Total Operating Expense	14,155.75	100.91	109,008.85	97.81
NOI - Net Operating Income	-127.75	-0.91	2,443.01	2.19
Other Income & Expense				
Other Income				
Interest on Bank Accounts	50.61	0.36	344.90	0.31
Total Other Income	50.61	0.36	344.90	0.31
Net Other Income	50.61	0.36	344.90	0.31
Total Income	14,078.61	100.36	111,796.76	100.31
Total Expense	14,155.75	100.91	109,008.85	97.81
Net Income	-77.14	-0.55	2,787.91	2.50