

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	39,118.03
Savings/Reserve Account	57,438.68
Total Cash	96,556.71
TOTAL ASSETS	96,556.71
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,013.50
Total Liabilities	7,013.50
Capital	
Retained Earnings	118,864.85
Calculated Retained Earnings	2,865.05
Calculated Prior Years Retained Earnings	-31,966.69
Total Capital	89,763.21
TOTAL LIABILITIES & CAPITAL	96,556.71

Income Statement

Welch Randall

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

As of: Jul 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	13,799.00	91.33	92,853.00	95.31
HOA Reinvestment Fee / Transfer Fee	995.00	6.59	3,065.00	3.15
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	13.20	0.01
Parking Permit	0.00	0.00	100.00	0.10
NSF Fees Collected	0.00	0.00	0.00	0.00
Park Willow Income				
PWC- Storage Closet	287.33	1.90	1,080.66	1.11
Total Park Willow Income	287.33	1.90	1,080.66	1.11
Late Fee	28.00	0.19	312.00	0.32
Total Operating Income	15,109.33	100.00	97,423.86	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	637.95	0.65
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	1,155.00	7.64	5,057.50	5.19
PWC- Water, Sewer, Storm, Street Light	5,655.01	37.43	31,759.28	32.60
PWC- Garbage	536.76	3.55	3,803.90	3.90
PWC- Insurance	8,994.08	59.53	21,321.00	21.88
PWC- Property Maintenance	7,857.89	52.01	13,837.04	14.20
PWC- Common Area Maintenance	0.00	0.00	300.00	0.31
PWC-Electricity	0.00	0.00	1,730.28	1.78
PWC- Office/Admin Expense	0.00	0.00	649.75	0.67
PWC- Professional Services	0.00	0.00	1,992.00	2.04
PWC-Salt	0.00	0.00	6,127.00	6.29
PWC- Roof Repairs	1,110.00	7.35	1,110.00	1.14
Total Park Willow HOA Expense	25,308.74	167.59	88,325.70	90.66
Monthly Software Fee	60.48	0.40	302.40	0.31
Property Management				
Management Fee	905.00	5.99	6,225.00	6.39
Total Property	905.00	5.99	6,225.00	6.39

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	26,274.22	173.89	94,853.10	97.36
NOI - Net Operating Income	-11,164.89	-73.89	2,570.76	2.64
Other Income & Expense				
Other Income				
Interest on Bank Accounts	48.98	0.32	294.29	0.30
Total Other Income	48.98	0.32	294.29	0.30
Net Other Income	48.98	0.32	294.29	0.30
Total Income	15,158.31	100.32	97,718.15	100.30
Total Expense	26,274.22	173.89	94,853.10	97.36
Net Income	-11,115.91	-73.57	2,865.05	2.94