# Balance Sheet

**Properties:** Park Willow Condominium HOA - 1557 W 200 S Salt Lake City, UT 84104
**As of:** 09/30/2025
**Accounting Basis:** Cash
**Level of Detail:** Detail View
**Include Zero Balance GL Accounts:** No

| Account Name | Balance |
|---|---|
| ASSETS | |
| **Cash** | |
| Checking - Cash in Bank | 40,280.77 |
| Savings/Reserve Account | 57,531.58 |
| **Total Cash** | **97,812.35** |
| TOTAL ASSETS | **97,812.35** |
| | |
| LIABILITIES & CAPITAL | |
| **Liabilities** | |
| Prepaid Rent | 7,602.50 |
| **Total Liabilities** | **7,602.50** |
| **Capital** | |
| Retained Earnings | 118,664.85 |
| Calculated Retained Earnings | 3,531.69 |
| Calculated Prior Years Retained Earnings | -31,986.69 |
| **Total Capital** | **90,209.85** |
| TOTAL LIABILITIES & CAPITAL | **97,812.35** |

## Income Statement

**Welch Randall**

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

**As of:** Sep 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 | 13,096.00 | 94.22 | 119,582.00 | 95.40 |
| HOA Reinvestment Fee / Transfer Fee | 500.00 | 3.60 | 3,565.00 | 2.84 |
| Fine & Violation | 50.00 | 0.36 | 200.00 | 0.16 |
| Interest Income | 0.00 | 0.00 | 13.20 | 0.01 |
| Parking Permit | 0.00 | 0.00 | 100.00 | 0.08 |
| NSF Fees Collected | 0.00 | 0.00 | 0.00 | 0.00 |
| **Park Willow Income** | | | | |
| PWC- Storage Closet | 210.00 | 1.51 | 1,450.66 | 1.16 |
| PWC- Parking Fees | 25.00 | 0.18 | 50.00 | 0.04 |
| **Total Park Willow Income** | **235.00** | **1.69** | **1,500.66** | **1.20** |
| Late Fee | 18.00 | 0.13 | 390.00 | 0.31 |
| **Total Operating Income** | **13,899.00** | **100.00** | **125,350.86** | **100.00** |
| **Expense** | | | | |
| **Park Willow HOA Expense** | | | | |
| PWC- Reimbursement | 0.00 | 0.00 | 1,491.95 | 1.19 |
| PWC- Electrical Repairs | 0.00 | 0.00 | 0.00 | 0.00 |
| PWC- Landscaping | 1,155.00 | 8.31 | 10,107.16 | 8.06 |
| PWC- Water, Sewer, Storm, Street Light | 9,998.69 | 71.94 | 50,911.02 | 40.61 |
| PWC- Garbage | 544.40 | 3.92 | 4,891.79 | 3.90 |
| PWC- Insurance | 0.00 | 0.00 | 21,389.00 | 17.06 |
| PWC- Property Maintenance | 0.00 | 0.00 | 9,102.38 | 7.26 |
| PWC- Common Area Maintenance | 0.00 | 0.00 | 3,483.00 | 2.78 |
| PWC-Electricity | 513.44 | 3.69 | 2,472.45 | 1.97 |
| PWC- Office/Admin Expense | 20.50 | 0.15 | 670.25 | 0.53 |
| PWC- Professional Services | 0.00 | 0.00 | 1,992.00 | 1.59 |
| PWC-Salt | 0.00 | 0.00 | 6,127.00 | 4.89 |
| PWC- Roof Repairs | 0.00 | 0.00 | 1,110.00 | 0.89 |
| **Total Park Willow HOA Expense** | **12,232.03** | **88.01** | **113,748.00** | **90.74** |
| Monthly Software Fee | 60.48 | 0.44 | 423.36 | 0.34 |
| **Property Management** | | | | |
| Management Fee | 905.00 | 6.51 | 8,035.00 | 6.41 |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|---|---|---|---|
| **Total Property Management** | 905.00 | 6.51 | 8,035.00 | 6.41 |
| **Total Operating Expense** | 13,197.51 | 94.95 | 122,206.36 | 97.49 |
| **NOI - Net Operating Income** | 701.49 | 5.05 | 3,144.50 | 2.51 |
| **Other Income & Expense** | | | | |
| **Other Income** | | | | |
| Interest on Bank Accounts | 42.29 | 0.30 | 387.19 | 0.31 |
| **Total Other Income** | 42.29 | 0.30 | 387.19 | 0.31 |
| **Net Other Income** | 42.29 | 0.30 | 387.19 | 0.31 |
| Total Income | 13,941.29 | 100.30 | 125,738.05 | 100.31 |
| Total Expense | 13,197.51 | 94.95 | 122,206.36 | 97.49 |
| Net Income | 743.78 | 5.35 | 3,531.69 | 2.82 |