

Balance Sheet

Properties: Sandalwood Cove - 5300 S. Adams Ave Pkway #8 South Weber, UT 84405

As of: 01/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2023	49,228.50
Sandalwood Cove GWCU Savings	5.05
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,476.73
Checking - Cash in Bank	17,485.56
Savings/Reserve Account	36,608.62
Total Cash	123,804.46
TOTAL ASSETS	123,804.46
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,897.04
Total Liabilities	4,897.04
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-1,143.38
Calculated Prior Years Retained Earnings	-6,254.12
Total Capital	118,907.42
TOTAL LIABILITIES & CAPITAL	123,804.46

Income Statement

Welch Randall

Properties: Sandalwood Cove - 5300 S. Adams Ave Pkway #8 South Weber, UT 84405

As of: Jan 2022

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	5,940.31	97.90	5,940.31	97.90
HOA Reinvestment Fee / Transfer Fee	100.00	1.65	100.00	1.65
Interest Income	2.70	0.04	2.70	0.04
Late Fee	25.00	0.41	25.00	0.41
Total Operating Income	6,068.01	100.00	6,068.01	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	0.00	0.00	0.00	0.00
SDW- Legal Fees	0.00	0.00	0.00	0.00
SDW- Landscape Maintenance	6,562.00	108.14	6,562.00	108.14
SDW- Building Maintenance	0.00	0.00	0.00	0.00
SDW- Licensing & Accounting	0.00	0.00	0.00	0.00
Total Sandalwood Cove HOA Expenses	6,562.00	108.14	6,562.00	108.14
Property Management				
Management Fee	650.00	10.71	650.00	10.71
Total Property Management	650.00	10.71	650.00	10.71
Total Operating Expense	7,212.00	118.85	7,212.00	118.85
NOI - Net Operating Income	-1,143.99	-18.85	-1,143.99	-18.85
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.61	0.01	0.61	0.01
Total Other Income	0.61	0.01	0.61	0.01
Net Other Income	0.61	0.01	0.61	0.01
Total Income	6,068.62	100.01	6,068.62	100.01
Total Expense	7,212.00	118.85	7,212.00	118.85
Net Income	-1,143.38	-18.84	-1,143.38	-18.84