

Balance Sheet

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

As of: 02/28/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	46,045.18
Savings/Reserve Account	100,314.41
Total Cash	146,359.59
TOTAL ASSETS	146,359.59
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,987.62
Total Liabilities	7,987.62
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	180.82
Calculated Prior Years Retained Earnings	19,526.30
Total Capital	138,371.97
TOTAL LIABILITIES & CAPITAL	146,359.59

Income Statement

Welch Randall

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

As of: Feb 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	10,682.80	64.65	18,775.85	71.74
HOA Reinvestment Fee / Transfer Fee	2,190.00	13.25	3,286.00	12.55
Fine & Violation	18.00	0.11	50.00	0.19
Insurance	3,422.00	20.71	3,422.00	13.07
Storage Fee	0.00	0.00	15.00	0.06
Maintenance and Repairs	0.00	0.00	84.95	0.32
Parking Permit	0.00	0.00	25.00	0.10
Park Willow Income				
PWC- Storage Closet	195.00	1.18	470.00	1.80
PWC - Gate Remote Income	0.00	0.00	30.00	0.11
Total Park Willow Income	195.00	1.18	500.00	1.91
Late Fee	15.00	0.09	15.00	0.06
Total Operating Income	16,522.80	100.00	26,173.80	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	105.24	0.64	3,153.64	12.05
PWC- Electrical Repairs	201.23	1.22	9,906.05	37.85
PWC- Landscaping	575.00	3.48	4,360.43	16.66
PWC- Clubhouse Internet	133.45	0.81	266.90	1.02
PWC- Water, Sewer, Storm, Street Light	2,713.20	16.42	6,964.50	26.61
PWC- Garbage	462.00	2.80	924.00	3.53
PWC- Insurance	1,217.46	7.37	1,217.46	4.65
Total Park Willow HOA Expense	5,407.58	32.73	26,792.98	102.37
Property Management				
Management Fee	850.00	5.14	1,700.00	6.50
Total Property Management	850.00	5.14	1,700.00	6.50
Total Operating Expense	6,257.58	37.87	28,492.98	108.86
NOI - Net Operating Income	10,265.22	62.13	-2,319.18	-8.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	2,500.00	9.55
Total Other Income	0.00	0.00	2,500.00	9.55
Net Other Income	0.00	0.00	2,500.00	9.55
Total Income	16,522.80	100.00	28,673.80	109.55
Total Expense	6,257.58	37.87	28,492.98	108.86
Net Income	10,265.22	62.13	180.82	0.69