

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,985.54
Savings/Reserve Account	53,306.41
Total Cash	64,291.95
TOTAL ASSETS	64,291.95
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,570.00
Total Liabilities	6,570.00
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	-900.80
Calculated Prior Years Retained Earnings	-60,042.10
Total Capital	57,721.95
TOTAL LIABILITIES & CAPITAL	64,291.95

Income Statement

Welch Randall

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

As of: Apr 2023

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	11,105.00	89.45	42,775.00	95.59
HOA Reinvestment Fee / Transfer Fee	1,075.00	8.66	1,075.00	2.40
Fine & Violation	50.00	0.40	50.00	0.11
Insurance	0.00	0.00	0.00	0.00
Storage Fee	0.00	0.00	0.00	0.00
Maintenance and Repairs	0.00	0.00	0.00	0.00
Parking Permit	0.00	0.00	25.00	0.06
NSF Fees Collected	0.00	0.00	20.00	0.04
Park Willow Income				
PWC- Storage Closet	140.00	1.13	645.00	1.44
PWC - Gate Remote Income	0.00	0.00	0.00	0.00
PWC- Parking Fees	0.00	0.00	0.00	0.00
PWC- Misc. Income	0.00	0.00	24.00	0.05
Total Park Willow Income	140.00	1.13	669.00	1.50
Late Fee	45.00	0.36	135.00	0.30
Total Operating Income	12,415.00	100.00	44,749.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	181.07	0.40
PWC- Electrical Repairs	0.00	0.00	370.00	0.83
PWC- Landscaping	1,693.25	13.64	11,057.38	24.71
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	0.00	0.00	10,436.10	23.32
PWC- Garbage	512.64	4.13	2,094.01	4.68
PWC- Insurance	644.92	5.19	3,454.68	7.72
PWC- Property Maintenance	6,072.50	48.91	11,753.92	26.27
PWC-Electricity	288.34	2.32	936.43	2.09
PWC- Gas	7.49	0.06	29.96	0.07
PWC- Office/Admin Expense	370.00	2.98	1,936.25	4.33
Total Park Willow HOA Expense	9,589.14	77.24	42,249.80	94.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	850.00	6.85	3,400.00	7.60
Total Property Management	850.00	6.85	3,400.00	7.60
Total Operating Expense	10,439.14	84.08	45,649.80	102.01
NOI - Net Operating Income	1,975.86	15.92	-900.80	-2.01
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Total Income	12,415.00	100.00	44,749.00	100.00
Total Expense	10,439.14	84.08	45,649.80	102.01
Net Income	1,975.86	15.92	-900.80	-2.01