

## Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2027	51,267.81
Sandalwood Cove GWCU Savings	5.07
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,821.46
Checking - Cash in Bank	15,035.40
Savings/Reserve Account	41,213.05
Sandalwood Savings #2 - Roofing Reserve	8,586.37
<b>Total Cash</b>	<b>136,929.16</b>
<b>TOTAL ASSETS</b>	<b>136,929.16</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,582.04
<b>Total Liabilities</b>	<b>4,582.04</b>
<b>Capital</b>	
Retained Earnings	126,304.92
Calculated Retained Earnings	-621.37
Calculated Prior Years Retained Earnings	6,663.57
<b>Total Capital</b>	<b>132,347.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>136,929.16</b>

# Income Statement

## Welch Randall

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

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	6,120.00	98.39	24,480.00	99.19
HOA Reinvestment Fee / Transfer Fee	100.00	1.61	200.00	0.81
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>6,220.00</b>	<b>100.00</b>	<b>24,680.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Sandalwood Cove HOA Expenses</b>				
SDW - Insurance	1,204.58	19.37	4,660.69	18.88
SDW- Roof Maintenance	1,175.00	18.89	1,825.00	7.39
SDW- Landscape Maintenance	8,014.50	128.85	15,574.50	63.11
SDW- Building Maintenance	130.00	2.09	387.00	1.57
SDW- Licensing & Accounting	362.00	5.82	741.00	3.00
<b>Total Sandalwood Cove HOA Expenses</b>	<b>10,886.08</b>	<b>175.02</b>	<b>23,188.19</b>	<b>93.96</b>
<b>Property Management</b>				
Management Fee	650.00	10.45	2,600.00	10.53
<b>Total Property Management</b>	<b>650.00</b>	<b>10.45</b>	<b>2,600.00</b>	<b>10.53</b>
<b>Total Operating Expense</b>	<b>11,536.08</b>	<b>185.47</b>	<b>25,788.19</b>	<b>104.49</b>
<b>NOI - Net Operating Income</b>	<b>-5,316.08</b>	<b>-85.47</b>	<b>-1,108.19</b>	<b>-4.49</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.68	0.01	486.82	1.97
<b>Total Other Income</b>	<b>0.68</b>	<b>0.01</b>	<b>486.82</b>	<b>1.97</b>
<b>Net Other Income</b>	<b>0.68</b>	<b>0.01</b>	<b>486.82</b>	<b>1.97</b>
Total Income	6,220.68	100.01	25,166.82	101.97
Total Expense	11,536.08	185.47	25,788.19	104.49

**Income Statement**

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-5,315.40</u>	<u>-85.46</u>	<u>-621.37</u>	<u>-2.52</u>