

## Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	7,257.54
Savings/Reserve Account	46,926.41
<b>Total Cash</b>	<b>54,183.95</b>
<b>TOTAL ASSETS</b>	<b>54,183.95</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,850.00
<b>Total Liabilities</b>	<b>5,850.00</b>
<b>Capital</b>	
Retained Earnings	118,664.85
Calculated Retained Earnings	-10,288.80
Calculated Prior Years Retained Earnings	-60,042.10
<b>Total Capital</b>	<b>48,333.95</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>54,183.95</b>

# Income Statement

Welch Randall

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

As of: May 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	11,445.00	98.66	54,220.00	96.22
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,075.00	1.91
Fine & Violation	0.00	0.00	50.00	0.09
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	0.04
NSF Fees Collected	0.00	0.00	20.00	0.04
<b>Park Willow Income</b>				
PWC- Storage Closet	140.00	1.21	785.00	1.39
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	0.04
<b>Total Park Willow Income</b>	<b>140.00</b>	<b>1.21</b>	<b>809.00</b>	<b>1.44</b>
Late Fee	15.00	0.13	150.00	0.27
<b>Total Operating Income</b>	<b>11,600.00</b>	<b>100.00</b>	<b>56,349.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Willow HOA Expense</b>				
PWC- Reimbursement	2,500.83	21.56	2,681.90	4.76
PWC- Electrical Repairs	0.00	0.00	370.00	0.66
PWC- Landscaping	2,188.25	18.86	13,245.63	23.51
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	5,729.99	49.40	16,166.09	28.69
PWC- Garbage	505.15	4.35	2,599.16	4.61
PWC- Insurance	644.92	5.56	4,099.60	7.28
PWC- Property Maintenance	2,510.50	21.64	12,091.92	21.46
PWC-Electricity	493.37	4.25	1,429.80	2.54
PWC- Gas	7.49	0.06	37.45	0.07
PWC- Office/Admin Expense	0.00	0.00	1,936.25	3.44
PWC- Roof Repairs	6,380.00	55.00	6,380.00	11.32
PWC- Pool	1,350.00	11.64	1,350.00	2.40

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance				
<b>Total Park Willow HOA Expense</b>	<u>22,310.50</u>	<u>192.33</u>	<u>62,387.80</u>	<u>110.72</u>
<b>Property Management</b>				
Management Fee	850.00	7.33	4,250.00	7.54
<b>Total Property Management</b>	<u>850.00</u>	<u>7.33</u>	<u>4,250.00</u>	<u>7.54</u>
<b>Total Operating Expense</b>	<u>23,160.50</u>	<u>199.66</u>	<u>66,637.80</u>	<u>118.26</u>
<b>NOI - Net Operating Income</b>	<u>-11,560.50</u>	<u>-99.66</u>	<u>-10,288.80</u>	<u>-18.26</u>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Income	11,600.00	100.00	56,349.00	100.00
Total Expense	23,160.50	199.66	66,637.80	118.26
<b>Net Income</b>	<u><u>-11,560.50</u></u>	<u><u>-99.66</u></u>	<u><u>-10,288.80</u></u>	<u><u>-18.26</u></u>