

# Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2027	51,771.77
Sandalwood Cove GWCU Savings	5.07
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,891.09
Checking - Cash in Bank	7,669.57
Savings/Reserve Account	42,133.16
Sandalwood Savings #2 - Roofing Reserve	10,422.60
<b>Total Cash</b>	<b>132,893.26</b>
<b>TOTAL ASSETS</b>	<b>132,893.26</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,955.24
<b>Total Liabilities</b>	<b>3,955.24</b>
<b>Capital</b>	
Retained Earnings	126,304.92
Calculated Retained Earnings	-4,030.47
Calculated Prior Years Retained Earnings	6,663.57
<b>Total Capital</b>	<b>128,938.02</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>132,893.26</b>

# Income Statement

Welch Randall

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

As of: Jul 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	6,116.80	99.01	42,836.80	99.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	200.00	0.46
Fine & Violation	0.00	0.00	100.00	0.23
Interest Income	1.35	0.02	2.70	0.01
Late Fee	60.00	0.97	85.00	0.20
<b>Total Operating Income</b>	<b>6,178.15</b>	<b>100.00</b>	<b>43,224.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Sandalwood Cove HOA Expenses</b>				
SDW - Insurance	1,204.58	19.50	8,274.43	19.14
SDW- Roof Maintenance	0.00	0.00	1,825.00	4.22
SDW- Landscape Maintenance	3,480.06	56.33	30,331.04	70.17
SDW- Building Maintenance	310.00	5.02	772.00	1.79
SDW- Licensing & Accounting	0.00	0.00	807.25	1.87
SDW- Rain Gutter Clean Out	0.00	0.00	0.00	0.00
SDW- Sidewalk/ concrete repairs	0.00	0.00	0.00	0.00
SDW- Landscape Upgrades	0.00	0.00	1,758.00	4.07
<b>Total Sandalwood Cove HOA Expenses</b>	<b>4,994.64</b>	<b>80.84</b>	<b>43,767.72</b>	<b>101.26</b>
<b>Property Management</b>				
Management Fee	650.00	10.52	4,550.00	10.53
<b>Total Property Management</b>	<b>650.00</b>	<b>10.52</b>	<b>4,550.00</b>	<b>10.53</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>5,644.64</b>	<b>91.36</b>	<b>48,317.72</b>	<b>111.78</b>
<b>NOI - Net Operating Income</b>	<b>533.51</b>	<b>8.64</b>	<b>-5,093.22</b>	<b>-11.78</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.78	0.01	1,062.75	2.46
<b>Total Other Income</b>	<b>0.78</b>	<b>0.01</b>	<b>1,062.75</b>	<b>2.46</b>
<b>Net Other Income</b>	<b>0.78</b>	<b>0.01</b>	<b>1,062.75</b>	<b>2.46</b>
Total Income	6,178.93	100.01	44,287.25	102.46
Total Expense	5,644.64	91.36	48,317.72	111.78
<b>Net Income</b>	<b>534.29</b>	<b>8.65</b>	<b>-4,030.47</b>	<b>-9.32</b>