

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,839.45
Savings/Reserve Account	21,785.41
Total Cash	31,624.86
TOTAL ASSETS	31,624.86
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,682.78
Total Liabilities	10,682.78
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	-37,680.67
Calculated Prior Years Retained Earnings	-60,042.10
Total Capital	20,942.08
TOTAL LIABILITIES & CAPITAL	31,624.86

Income Statement

Welch Randall

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

As of: Aug 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	12,976.89	90.23	90,676.89	95.87
HOA Reinvestment Fee / Transfer Fee	1,072.16	7.46	2,147.16	2.27
Fine & Violation	50.00	0.35	150.00	0.16
Insurance	0.00	0.00	0.00	0.00
Storage Fee	0.00	0.00	0.00	0.00
Legal Fee / Lien Income	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	75.00	0.08
NSF Fees Collected	0.00	0.00	20.00	0.02
Park Willow Income				
PWC- Storage Closet	125.00	0.87	1,155.00	1.22
PWC - Gate Remote Income	0.00	0.00	0.00	0.00
PWC- Parking Fees	37.50	0.26	37.50	0.04
PWC- Misc. Income	0.00	0.00	24.00	0.03
Total Park Willow Income	162.50	1.13	1,216.50	1.29
Late Fee	120.00	0.83	300.00	0.32
Total Operating Income	14,381.55	100.00	94,585.55	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	1,560.65	10.85	4,742.55	5.01
PWC- Electrical Repairs	60.77	0.42	430.77	0.46
PWC- Landscaping	1,050.00	7.30	17,005.63	17.98
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	4,834.45	33.62	29,253.63	30.93
PWC- Garbage	499.33	3.47	4,103.25	4.34
PWC- Insurance	708.50	4.93	22,202.03	23.47
PWC- Property Maintenance	360.00	2.50	15,722.15	16.62
PWC-Electricity	496.09	3.45	2,110.72	2.23
PWC- Gas	7.49	0.05	59.99	0.06
PWC- Office/Admin Expense	10.00	0.07	2,964.50	3.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
PWC- Roof Repairs	0.00	0.00	25,521.00	26.98
PWC- Pool Maintenance	0.00	0.00	1,350.00	1.43
Total Park Willow HOA Expense	9,587.28	66.66	125,466.22	132.65
Property Management				
Management Fee	850.00	5.91	6,800.00	7.19
Total Property Management	850.00	5.91	6,800.00	7.19
Total Operating Expense	10,437.28	72.57	132,266.22	139.84
NOI - Net Operating Income	3,944.27	27.43	-37,680.67	-39.84
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	14,381.55	100.00	94,585.55	100.00
Total Expense	10,437.28	72.57	132,266.22	139.84
Net Income	3,944.27	27.43	-37,680.67	-39.84