

## Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	14,102.28
Savings/Reserve Account	21,785.41
<b>Total Cash</b>	<b>35,887.69</b>
<b>TOTAL ASSETS</b>	<b>35,887.69</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,717.78
<b>Total Liabilities</b>	<b>9,717.78</b>
<b>Capital</b>	
Retained Earnings	118,664.85
Calculated Retained Earnings	-32,452.84
Calculated Prior Years Retained Earnings	-60,042.10
<b>Total Capital</b>	<b>26,169.91</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>35,887.69</b>

# Income Statement

Welch Randall

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

As of: Sep 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	12,445.00	97.97	103,121.89	96.12
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,147.16	2.00
Fine & Violation	0.00	0.00	150.00	0.14
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	0.07
NSF Fees Collected	0.00	0.00	20.00	0.02
<b>Park Willow Income</b>				
PWC- Storage Closet	185.00	1.46	1,340.00	1.25
PWC - Gate Remote Income	0.00	0.00	0.00	0.00
PWC- Parking Fees	12.50	0.10	50.00	0.05
PWC- Misc. Income	0.00	0.00	24.00	0.02
<b>Total Park Willow Income</b>	<b>197.50</b>	<b>1.55</b>	<b>1,414.00</b>	<b>1.32</b>
Late Fee	60.00	0.47	360.00	0.34
<b>Total Operating Income</b>	<b>12,702.50</b>	<b>100.00</b>	<b>107,288.05</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Willow HOA Expense</b>				
PWC- Reimbursement	138.00	1.09	4,880.55	4.55
PWC- Electrical Repairs	0.00	0.00	430.77	0.40
PWC- Landscaping	1,957.50	15.41	18,963.13	17.67
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	4,886.59	38.47	34,140.22	31.82
PWC- Garbage	509.03	4.01	4,612.28	4.30
PWC- Insurance	0.00	0.00	20,785.03	19.37
PWC- Property Maintenance	225.00	1.77	15,947.15	14.86
PWC-Electricity	286.06	2.25	2,396.78	2.23
PWC- Gas	7.49	0.06	67.48	0.06
PWC- Office/Admin Expense	32.00	0.25	2,996.50	2.79

## 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	23.79
PWC- Pool Maintenance	0.00	0.00	1,350.00	1.26
<b>Total Park Willow HOA Expense</b>	<b>8,041.67</b>	<b>63.31</b>	<b>132,090.89</b>	<b>123.12</b>
<b>Property Management</b>				
Management Fee	850.00	6.69	7,650.00	7.13
<b>Total Property Management</b>	<b>850.00</b>	<b>6.69</b>	<b>7,650.00</b>	<b>7.13</b>
<b>Total Operating Expense</b>	<b>8,891.67</b>	<b>70.00</b>	<b>139,740.89</b>	<b>130.25</b>
<b>NOI - Net Operating Income</b>	<b>3,810.83</b>	<b>30.00</b>	<b>-32,452.84</b>	<b>-30.25</b>
<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>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	12,702.50	100.00	107,288.05	100.00
Total Expense	8,891.67	70.00	139,740.89	130.25
<b>Net Income</b>	<b>3,810.83</b>	<b>30.00</b>	<b>-32,452.84</b>	<b>-30.25</b>