

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,274.23
Savings/Reserve Account	21,785.41
Total Cash	39,059.64
TOTAL ASSETS	39,059.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,497.50
Total Liabilities	9,497.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	-29,060.61
Calculated Prior Years Retained Earnings	-60,042.10
Total Capital	29,562.14
TOTAL LIABILITIES & CAPITAL	39,059.64

Income Statement

Welch Randall

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

As of: Oct 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	11,030.28	96.50	114,152.17	96.15
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,147.16	1.81
Fine & Violation	50.00	0.44	200.00	0.17
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	0.06
NSF Fees Collected	0.00	0.00	20.00	0.02
Park Willow Income				
PWC- Storage Closet	325.00	2.84	1,665.00	1.40
PWC - Gate Remote Income	0.00	0.00	0.00	0.00
PWC- Parking Fees	25.00	0.22	75.00	0.06
PWC- Misc. Income	0.00	0.00	24.00	0.02
Total Park Willow Income	350.00	3.06	1,764.00	1.49
Late Fee	0.00	0.00	360.00	0.30
Total Operating Income	11,430.28	100.00	118,718.33	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	1,434.67	12.55	6,315.22	5.32
PWC- Electrical Repairs	0.00	0.00	430.77	0.36
PWC- Landscaping	0.00	0.00	18,963.13	15.97
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	4,516.99	39.52	38,657.21	32.56
PWC- Garbage	520.40	4.55	5,132.68	4.32
PWC- Insurance	708.50	6.20	21,493.53	18.10
PWC- Property Maintenance	0.00	0.00	15,947.15	13.43
PWC-Electricity	0.00	0.00	2,396.78	2.02
PWC- Gas	7.49	0.07	74.97	0.06
PWC- Office/Admin Expense	0.00	0.00	2,996.50	2.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
PWC- Professional Services	0.00	0.00	0.00	0.00
PWC- Roof Repairs	0.00	0.00	25,521.00	21.50
PWC- Pool Maintenance	0.00	0.00	1,350.00	1.14
Total Park Willow HOA Expense	7,188.05	62.89	139,278.94	117.32
Property Management				
Management Fee	850.00	7.44	8,500.00	7.16
Total Property Management	850.00	7.44	8,500.00	7.16
Total Operating Expense	8,038.05	70.32	147,778.94	124.48
NOI - Net Operating Income	3,392.23	29.68	-29,060.61	-24.48
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	11,430.28	100.00	118,718.33	100.00
Total Expense	8,038.05	70.32	147,778.94	124.48
Net Income	3,392.23	29.68	-29,060.61	-24.48