

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Sandalwood Cove GWCU 4 Year CD - Maturity Date 03.25.2027	52,286.30
Sandalwood Cove GWCU Savings	5.07
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	20,961.73
Checking - Cash in Bank	3,187.97
Savings/Reserve Account	16,161.08
Sandalwood Savings #2 - Roofing Reserve	11,625.95
Total Cash	104,228.10
TOTAL ASSETS	104,228.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,821.09
Total Liabilities	3,821.09
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-32,561.48
Calculated Prior Years Retained Earnings	6,663.57
Total Capital	100,407.01
TOTAL LIABILITIES & CAPITAL	104,228.10

Income Statement

Welch Randall

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

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	6,139.71	97.98	61,013.65	98.98
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.49
Fine & Violation	100.00	1.60	200.00	0.32
Interest Income	1.35	0.02	6.75	0.01
Late Fee	25.00	0.40	125.00	0.20
Total Operating Income	6,266.06	100.00	61,645.40	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	1,204.58	19.22	11,888.17	19.28
SDW- Roof Maintenance	250.00	3.99	25,350.00	41.12
SDW- Landscape Maintenance	0.00	0.00	35,931.67	58.29
SDW- Maintenance & Repairs	498.00	7.95	498.00	0.81
SDW- Building Maintenance	750.00	11.97	3,502.00	5.68
SDW- Licensing & Accounting	0.00	0.00	812.25	1.32
SDW- Rain Gutter Clean Out	4,430.00	70.70	4,430.00	7.19
SDW- Sidewalk/ concrete repairs	750.00	11.97	1,200.00	1.95
SDW- Landscape Upgrades	0.00	0.00	5,744.38	9.32
Total Sandalwood Cove HOA Expenses	7,882.58	125.80	89,356.47	144.95
Property Management				
Management Fee	650.00	10.37	6,500.00	10.54
Total Property Management	650.00	10.37	6,500.00	10.54
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	0.00	0.00
Total Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	8,532.58	136.17	95,856.47	155.50

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-2,266.52	-36.17	-34,211.07	-55.50
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.42	0.01	1,649.59	2.68
Total Other Income	<u>0.42</u>	<u>0.01</u>	<u>1,649.59</u>	<u>2.68</u>
Net Other Income	<u>0.42</u>	<u>0.01</u>	<u>1,649.59</u>	<u>2.68</u>
Total Income	6,266.48	100.01	63,294.99	102.68
Total Expense	8,532.58	136.17	95,856.47	155.50
Net Income	<u><u>-2,266.10</u></u>	<u><u>-36.16</u></u>	<u><u>-32,561.48</u></u>	<u><u>-52.82</u></u>