

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,483.00
Savings/Reserve Account	21,785.41
Total Cash	52,268.41
TOTAL ASSETS	52,268.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,737.50
Total Liabilities	8,737.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	-15,091.84
Calculated Prior Years Retained Earnings	-60,042.10
Total Capital	43,530.91
TOTAL LIABILITIES & CAPITAL	52,268.41

Income Statement

Welch Randall

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

As of: Dec 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	12,794.72	89.40	138,731.89	94.92
HOA Reinvestment Fee / Transfer Fee	1,091.68	7.63	4,438.84	3.04
Fine & Violation	0.00	0.00	200.00	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	0.05
NSF Fees Collected	0.00	0.00	20.00	0.01
Park Willow Income				
PWC- Storage Closet	275.00	1.92	2,035.00	1.39
PWC - Gate Remote Income	0.00	0.00	0.00	0.00
PWC- Parking Fees	0.00	0.00	75.00	0.05
PWC- Misc. Income	0.00	0.00	24.00	0.02
Total Park Willow Income	275.00	1.92	2,134.00	1.46
Late Fee	150.00	1.05	555.00	0.38
Total Operating Income	14,311.40	100.00	146,154.73	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	362.86	2.54	6,956.69	4.76
PWC- Electrical Repairs	0.00	0.00	907.29	0.62
PWC- Landscaping	1,485.00	10.38	22,589.38	15.46
PWC- Clubhouse Internet	0.00	0.00	0.00	0.00
PWC- Water, Sewer, Storm, Street Light	6,302.98	44.04	44,960.19	30.76
PWC- Garbage	512.64	3.58	6,166.55	4.22
PWC- Insurance	0.00	0.00	20,268.03	13.87
PWC- Property Maintenance	0.00	0.00	16,329.65	11.17
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	0.00	0.00	2,926.32	2.00
PWC- Gas	0.00	0.00	74.97	0.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
PWC- Office/Admin Expense	0.00	0.00	2,996.50	2.05
PWC- Professional Services	0.00	0.00	0.00	0.00
PWC- Roof Repairs	0.00	0.00	25,521.00	17.46
PWC- Pool Maintenance	0.00	0.00	1,350.00	0.92
Total Park Willow HOA Expense	8,663.48	60.54	151,046.57	103.35
Property Management				
Management Fee	850.00	5.94	10,200.00	6.98
Total Property Management	850.00	5.94	10,200.00	6.98
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	9,513.48	66.47	161,246.57	110.33
NOI - Net Operating Income	4,797.92	33.53	-15,091.84	-10.33
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	14,311.40	100.00	146,154.73	100.00
Total Expense	9,513.48	66.47	161,246.57	110.33
Net Income	4,797.92	33.53	-15,091.84	-10.33