

Balance Sheet

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

As of: 12/31/2023

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	52,805.95
Sandalwood Cove GWCU Savings	5.09
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	21,032.61
Checking - Cash in Bank	8,276.47
Savings/Reserve Account	8,972.24
Sandalwood Savings #2 - Roofing Reserve	12,247.73
Total Cash	103,340.09
TOTAL ASSETS	103,340.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,981.09
Total Liabilities	3,981.09
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-33,609.49
Calculated Prior Years Retained Earnings	6,663.57
Total Capital	99,359.00
TOTAL LIABILITIES & CAPITAL	103,340.09

Income Statement

Welch Randall

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

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	6,120.00	99.57	73,350.00	98.96
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.40
Fine & Violation	0.00	0.00	200.00	0.27
Interest Income	1.35	0.02	17.60	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.41	250.00	0.34
Total Operating Income	6,146.35	100.00	74,117.60	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	1,204.58	19.60	14,297.33	19.29
SDW- Roof Maintenance	0.00	0.00	25,350.00	34.20
SDW- Landscape Maintenance	0.00	0.00	41,131.67	55.50
SDW- Maintenance & Repairs	0.00	0.00	589.15	0.79
SDW- Building Maintenance	0.00	0.00	7,102.00	9.58
SDW- Licensing & Accounting	0.00	0.00	800.25	1.08
SDW- Rain Gutter Clean Out	80.00	1.30	4,510.00	6.08
SDW- Sidewalk/ concrete repairs	0.00	0.00	1,200.00	1.62
SDW- Landscape Upgrades	0.00	0.00	5,744.38	7.75
SDW- Playground	0.00	0.00	1,442.99	1.95
Total Sandalwood Cove HOA Expenses	1,284.58	20.90	102,167.77	137.85
Property Management				
Management Fee	650.00	10.58	7,800.00	10.52
Total Property Management	650.00	10.58	7,800.00	10.52
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	1,934.58	31.48	109,967.77	148.37
NOI - Net Operating Income	4,211.77	68.52	-35,850.17	-48.37

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	590.78	9.61	2,240.68	3.02
Total Other Income	590.78	9.61	2,240.68	3.02
Net Other Income	590.78	9.61	2,240.68	3.02
Total Income	6,737.13	109.61	76,358.28	103.02
Total Expense	1,934.58	31.48	109,967.77	148.37
Net Income	4,802.55	78.14	-33,609.49	-45.35