

## Balance Sheet

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

As of: 01/31/2024

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	36,070.67
Savings/Reserve Account	21,785.41
<b>Total Cash</b>	<b>57,856.08</b>
<b>TOTAL ASSETS</b>	<b>57,856.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,717.50
<b>Total Liabilities</b>	<b>9,717.50</b>
<b>Capital</b>	
Retained Earnings	118,664.85
Calculated Retained Earnings	4,607.67
Calculated Prior Years Retained Earnings	-75,133.94
<b>Total Capital</b>	<b>48,138.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>57,856.08</b>

# Income Statement

Welch Randall

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

As of: Jan 2024

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	11,390.00	95.71	11,390.00	95.71
Fine & Violation	100.00	0.84	100.00	0.84
Parking Permit	50.00	0.42	50.00	0.42
NSF Fees Collected	10.00	0.08	10.00	0.08
<b>Park Willow Income</b>				
PWC- Storage Closet	320.00	2.69	320.00	2.69
PWC- Misc. Income	0.00	0.00	0.00	0.00
<b>Total Park Willow Income</b>	<b>320.00</b>	<b>2.69</b>	<b>320.00</b>	<b>2.69</b>
Late Fee	30.00	0.25	30.00	0.25
<b>Total Operating Income</b>	<b>11,900.00</b>	<b>100.00</b>	<b>11,900.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Willow HOA Expense</b>				
PWC- Electrical Repairs	0.00	0.00	0.00	0.00
PWC- Landscaping	1,263.50	10.62	1,263.50	10.62
PWC- Water, Sewer, Storm, Street Light	3,304.58	27.77	3,304.58	27.77
PWC- Garbage	527.50	4.43	527.50	4.43
PWC- Insurance	0.00	0.00	0.00	0.00
PWC- Property Maintenance	711.45	5.98	711.45	5.98
PWC-Electricity	635.30	5.34	635.30	5.34
PWC- Gas	0.00	0.00	0.00	0.00
<b>Total Park Willow HOA Expense</b>	<b>6,442.33</b>	<b>54.14</b>	<b>6,442.33</b>	<b>54.14</b>
<b>Property Management</b>				
Management Fee	850.00	7.14	850.00	7.14
<b>Total Property Management</b>	<b>850.00</b>	<b>7.14</b>	<b>850.00</b>	<b>7.14</b>
<b>Total Operating Expense</b>	<b>7,292.33</b>	<b>61.28</b>	<b>7,292.33</b>	<b>61.28</b>
<b>NOI - Net Operating Income</b>	<b>4,607.67</b>	<b>38.72</b>	<b>4,607.67</b>	<b>38.72</b>
Total Income	11,900.00	100.00	11,900.00	100.00
Total Expense	7,292.33	61.28	7,292.33	61.28
<b>Net Income</b>	<b>4,607.67</b>	<b>38.72</b>	<b>4,607.67</b>	<b>38.72</b>