

## Balance Sheet

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

As of: 02/29/2024

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	29,260.47
Savings/Reserve Account	31,785.41
<b>Total Cash</b>	<b>61,045.88</b>
<b>TOTAL ASSETS</b>	<b>61,045.88</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,777.50
<b>Total Liabilities</b>	<b>9,777.50</b>
<b>Capital</b>	
Retained Earnings	118,664.85
Calculated Retained Earnings	7,737.47
Calculated Prior Years Retained Earnings	-75,133.94
<b>Total Capital</b>	<b>51,268.38</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>61,045.88</b>

# Income Statement

Welch Randall

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

As of: Feb 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	11,975.00	97.42	23,365.00	96.58
Fine & Violation	0.00	0.00	100.00	0.41
Parking Permit	37.50	0.31	87.50	0.36
NSF Fees Collected	10.00	0.08	20.00	0.08
<b>Park Willow Income</b>				
PWC- Storage Closet	195.00	1.59	515.00	2.13
PWC- Misc. Income	0.00	0.00	0.00	0.00
<b>Total Park Willow Income</b>	<b>195.00</b>	<b>1.59</b>	<b>515.00</b>	<b>2.13</b>
Late Fee	75.00	0.61	105.00	0.43
<b>Total Operating Income</b>	<b>12,292.50</b>	<b>100.00</b>	<b>24,192.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Willow HOA Expense</b>				
PWC- Reimbursement	93.10	0.76	93.10	0.38
PWC- Electrical Repairs	195.00	1.59	195.00	0.81
PWC- Landscaping	0.00	0.00	1,263.50	5.22
PWC- Water, Sewer, Storm, Street Light	3,159.57	25.70	6,464.15	26.72
PWC- Garbage	519.06	4.22	1,046.56	4.33
PWC- Insurance	708.50	5.76	708.50	2.93
PWC- Property Maintenance	980.00	7.97	1,691.45	6.99
PWC-Electricity	368.97	3.00	1,004.27	4.15
PWC- Gas	0.00	0.00	0.00	0.00
PWC- Office/Admin Expense	95.00	0.77	95.00	0.39
PWC- Professional Services	0.00	0.00	0.00	0.00
PWC-Salt	2,193.50	17.84	2,193.50	9.07
<b>Total Park Willow HOA Expense</b>	<b>8,312.70</b>	<b>67.62</b>	<b>14,755.03</b>	<b>60.99</b>
<b>Property Management</b>				
Management Fee	850.00	6.91	1,700.00	7.03
<b>Total Property Management</b>	<b>850.00</b>	<b>6.91</b>	<b>1,700.00</b>	<b>7.03</b>
<b>Total Operating Expense</b>	<b>9,162.70</b>	<b>74.54</b>	<b>16,455.03</b>	<b>68.02</b>
<b>NOI - Net Operating</b>	<b>3,129.80</b>	<b>25.46</b>	<b>7,737.47</b>	<b>31.98</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Income</b>				
Total Income	12,292.50	100.00	24,192.50	100.00
Total Expense	9,162.70	74.54	16,455.03	68.02
Net Income	<u>3,129.80</u>	<u>25.46</u>	<u>7,737.47</u>	<u>31.98</u>