

## Balance Sheet

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

**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>	
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	10,091.91
Savings/Reserve Account	9,593.55
Sandalwood Savings #2 - Roofing Reserve	13,489.94
<b>Total Cash</b>	<b>107,019.05</b>
<b>TOTAL ASSETS</b>	<b>107,019.05</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,534.34
<b>Total Liabilities</b>	<b>5,534.34</b>
<b>Capital</b>	
Retained Earnings	126,304.92
Calculated Retained Earnings	2,125.71
Calculated Prior Years Retained Earnings	-26,945.92
<b>Total Capital</b>	<b>101,484.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>107,019.05</b>

## Income Statement

Welch Randall

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

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	6,120.00	100.00	12,420.00	99.13
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	9.45	0.08
Late Fee	0.00	0.00	100.00	0.80
<b>Total Operating Income</b>	<b>6,120.00</b>	<b>100.00</b>	<b>12,529.45</b>	<b>100.00</b>
<b>Expense</b>				
<b>Sandalwood Cove HOA Expenses</b>				
SDW - Insurance	0.00	0.00	1,204.58	9.61
SDW- Roof Maintenance	0.00	0.00	0.00	0.00
SDW- Landscape Maintenance	3,435.00	56.13	3,435.00	27.42
SDW- Building Maintenance	0.00	0.00	114.68	0.92
SDW- Licensing & Accounting	0.00	0.00	0.00	0.00
SDW- Landscape Upgrades	0.00	0.00	4,350.00	34.72
<b>Total Sandalwood Cove HOA Expenses</b>	<b>3,435.00</b>	<b>56.13</b>	<b>9,104.26</b>	<b>72.66</b>
<b>Property Management</b>				
Management Fee	650.00	10.62	1,300.00	10.38
<b>Total Property Management</b>	<b>650.00</b>	<b>10.62</b>	<b>1,300.00</b>	<b>10.38</b>
<b>Total Operating Expense</b>	<b>4,085.00</b>	<b>66.75</b>	<b>10,404.26</b>	<b>83.04</b>
<b>NOI - Net Operating Income</b>	<b>2,035.00</b>	<b>33.25</b>	<b>2,125.19</b>	<b>16.96</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.25	0.00	0.52	0.00
<b>Total Other Income</b>	<b>0.25</b>	<b>0.00</b>	<b>0.52</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.25</b>	<b>0.00</b>	<b>0.52</b>	<b>0.00</b>
Total Income	6,120.25	100.00	12,529.97	100.00
Total Expense	4,085.00	66.75	10,404.26	83.04

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>2,035.25</u>	<u>33.26</u>	<u>2,125.71</u>	<u>16.97</u>