

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	36,126.62
Savings/Reserve Account	31,785.41
Total Cash	67,912.03
TOTAL ASSETS	67,912.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,878.50
Total Liabilities	8,878.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	15,502.62
Calculated Prior Years Retained Earnings	-75,133.94
Total Capital	59,033.53
TOTAL LIABILITIES & CAPITAL	67,912.03

Income Statement

Welch Randall

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

As of: Mar 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
Operating Income & Expense				
Income				
Association Dues	11,845.00	97.97	35,375.00	97.16
Fine & Violation	0.00	0.00	100.00	0.27
Parking Permit	25.00	0.21	112.50	0.31
NSF Fees Collected	0.00	0.00	20.00	0.05
Park Willow Income				
PWC- Storage Closet	160.00	1.32	635.00	1.74
PWC- Misc. Income	0.00	0.00	0.00	0.00
Total Park Willow Income	160.00	1.32	635.00	1.74
Late Fee	60.00	0.50	165.00	0.45
Total Operating Income	12,090.00	100.00	36,407.50	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	320.29	2.65	413.39	1.14
PWC- Electrical Repairs	0.00	0.00	195.00	0.54
PWC- Landscaping	0.00	0.00	1,263.50	3.47
PWC- Water, Sewer, Storm, Street Light	0.00	0.00	6,464.15	17.75
PWC- Garbage	519.06	4.29	1,565.62	4.30
PWC- Insurance	708.50	5.86	1,417.00	3.89
PWC- Property Maintenance	195.00	1.61	1,886.45	5.18
PWC-Electricity	227.75	1.88	1,232.02	3.38
PWC- Gas	0.00	0.00	0.00	0.00
PWC- Office/Admin Expense	388.00	3.21	483.00	1.33
PWC- Professional Services	0.00	0.00	0.00	0.00
PWC-Salt	1,241.25	10.27	3,434.75	9.43
Total Park Willow HOA Expense	3,599.85	29.78	18,354.88	50.42
Property Management				
Management Fee	850.00	7.03	2,550.00	7.00
Total Property Management	850.00	7.03	2,550.00	7.00
Total Operating Expense	4,449.85	36.81	20,904.88	57.42
NOI - Net Operating	7,640.15	63.19	15,502.62	42.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Total Income	12,090.00	100.00	36,407.50	100.00
Total Expense	4,449.85	36.81	20,904.88	57.42
Net Income	<u>7,640.15</u>	<u>63.19</u>	<u>15,502.62</u>	<u>42.58</u>