

Balance Sheet

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

As of: 03/31/2024

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 | 53,325.05 |
| Sandalwood Cove GWCU Savings | 5.09 |
| Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025 | 21,102.96 |
| Checking - Cash in Bank | 3,092.09 |
| Savings/Reserve Account | 9,899.70 |
| Sandalwood Savings #2 - Roofing Reserve | 14,102.05 |
| Total Cash | 101,526.94 |
| TOTAL ASSETS | 101,526.94 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 5,366.34 |
| Total Liabilities | 5,366.34 |
| Capital | |
| Retained Earnings | 126,304.92 |
| Calculated Retained Earnings | -3,198.40 |
| Calculated Prior Years Retained Earnings | -26,945.92 |
| Total Capital | 96,160.60 |
| TOTAL LIABILITIES & CAPITAL | 101,526.94 |

Income Statement

Welch Randall

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

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 | 6,120.00 | 96.84 | 18,540.00 | 98.36 |
| HOA Reinvestment Fee / Transfer Fee | 200.00 | 3.16 | 200.00 | 1.06 |
| Interest Income | 0.00 | 0.00 | 9.45 | 0.05 |
| Late Fee | 0.00 | 0.00 | 100.00 | 0.53 |
| Total Operating Income | 6,320.00 | 100.00 | 18,849.45 | 100.00 |
| Expense | | | | |
| Sandalwood Cove HOA Expenses | | | | |
| SDW - Insurance | 3,757.20 | 59.45 | 4,961.78 | 26.32 |
| SDW- Roof Maintenance | 0.00 | 0.00 | 0.00 | 0.00 |
| SDW- Landscape Maintenance | 0.00 | 0.00 | 3,435.00 | 18.22 |
| SDW- Building Maintenance | 50.00 | 0.79 | 164.68 | 0.87 |
| SDW- Licensing & Accounting | 542.50 | 8.58 | 542.50 | 2.88 |
| SDW- Landscape Upgrades | 0.00 | 0.00 | 4,350.00 | 23.08 |
| SDW- Snow Removal | 7,234.12 | 114.46 | 7,234.12 | 38.38 |
| Total Sandalwood Cove HOA Expenses | 11,583.82 | 183.29 | 20,688.08 | 109.75 |
| Property Management | | | | |
| Management Fee | 650.00 | 10.28 | 1,950.00 | 10.35 |
| Total Property Management | 650.00 | 10.28 | 1,950.00 | 10.35 |
| Total Operating Expense | 12,233.82 | 193.57 | 22,638.08 | 120.10 |
| NOI - Net Operating Income | -5,913.82 | -93.57 | -3,788.63 | -20.10 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 0.26 | 0.00 | 590.23 | 3.13 |
| Total Other Income | 0.26 | 0.00 | 590.23 | 3.13 |
| Net Other Income | 0.26 | 0.00 | 590.23 | 3.13 |
| Total Income | 6,320.26 | 100.00 | 19,439.68 | 103.13 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|------------------|---------------------|-------------------|------------------------|
| Total Expense | 12,233.82 | 193.57 | 22,638.08 | 120.10 |
| Net Income | <u>-5,913.56</u> | <u>-93.57</u> | <u>-3,198.40</u> | <u>-16.97</u> |