

Balance Sheet

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

As of: 09/30/2024

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	54,384.42
Sandalwood Cove GWCU Savings	5.09
Sandalwood Cove GWCU 5 Year CD - Maturity Date 03.30.2025	21,245.12
Checking - Cash in Bank	2,846.14
Savings/Reserve Account	10,818.74
Sandalwood Savings #2 - Roofing Reserve	15,948.81
Total Cash	105,248.32
TOTAL ASSETS	105,248.32
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,110.84
Total Liabilities	5,110.84
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	778.48
Calculated Prior Years Retained Earnings	-26,945.92
Total Capital	100,137.48
TOTAL LIABILITIES & CAPITAL	105,248.32

Income Statement

Welch Randall

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

As of: Sep 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	6,378.00	98.46	55,348.00	98.65
HOA Reinvestment Fee / Transfer Fee	100.00	1.54	500.00	0.89
Fine & Violation	0.00	0.00	50.00	0.09
Interest Income	0.00	0.00	9.45	0.02
Late Fee	0.00	0.00	200.00	0.36
Total Operating Income	6,478.00	100.00	56,107.45	100.00
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	1,876.78	28.97	16,222.46	28.91
SDW- Roof Maintenance	0.00	0.00	0.00	0.00
SDW- Landscape Maintenance	5,665.64	87.46	16,296.64	29.05
SDW- Building Maintenance	75.00	1.16	1,984.68	3.54
SDW- Licensing & Accounting	0.00	0.00	923.00	1.65
SDW- Sidewalk/ concrete repairs	0.00	0.00	0.00	0.00
SDW- Landscape Upgrades	0.00	0.00	4,350.00	7.75
SDW- Snow Removal	0.00	0.00	11,505.75	20.51
Total Sandalwood Cove HOA Expenses	7,617.42	117.59	51,282.53	91.40
Property Management				
Management Fee	650.00	10.03	5,850.00	10.43
Total Property Management	650.00	10.03	5,850.00	10.43
Total Operating Expense	8,267.42	127.62	57,132.53	101.83
NOI - Net Operating Income	-1,789.42	-27.62	-1,025.08	-1.83
Other Income & Expense				
Other Income				
Interest on Bank Accounts	607.08	9.37	1,803.56	3.21
Total Other Income	607.08	9.37	1,803.56	3.21
Net Other Income	607.08	9.37	1,803.56	3.21

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,085.08	109.37	57,911.01	103.21
Total Expense	8,267.42	127.62	57,132.53	101.83
Net Income	-1,182.34	-18.25	778.48	1.39