Balance Sheet

Properties: Sandalwood Cove - 5300 S. Adams Ave Pkway #8 South Weber, UT 84405
As of: 10/31/2024
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	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	2,717.86
Savings/Reserve Account	6,818.85
Sandalwood Savings #2 - Roofing Reserve	15,948.94
Total Cash	**101,120.28**
TOTAL ASSETS	**101,120.28**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,728.84
Total Liabilities	**4,728.84**
Capital	
Retained Earnings	126,304.92
Calculated Retained Earnings	-2,967.56
Calculated Prior Years Retained Earnings	-26,945.92
Total Capital	**96,391.44**
TOTAL LIABILITIES & CAPITAL	**101,120.28**

Income Statement

Welch Randall

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

As of: Oct 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	6,181.00	99.98	61,704.50	98.78
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	0.80
Fine & Violation	1.00	0.02	51.00	0.08
Interest Income	0.00	0.00	9.45	0.02
Late Fee	0.00	0.00	200.00	0.32
Total Operating Income	**6,182.00**	**100.00**	**62,464.95**	**100.00**
Expense				
Sandalwood Cove HOA Expenses				
SDW - Insurance	1,876.78	30.36	18,099.24	28.98
SDW- Roof Maintenance	0.00	0.00	0.00	0.00
SDW- Landscape Maintenance	2,600.00	42.06	18,896.64	30.25
SDW- Maintenance & Repairs	0.00	0.00	0.00	0.00
SDW- Building Maintenance	0.00	0.00	1,984.68	3.18
SDW- Licensing & Accounting	0.00	0.00	923.00	1.48
SDW- Rain Gutter Clean Out	4,977.00	80.51	4,977.00	7.97
SDW- Sidewalk/ concrete repairs	0.00	0.00	0.00	0.00
SDW- Landscape Upgrades	0.00	0.00	4,350.00	6.96
SDW- Snow Removal	0.00	0.00	11,505.75	18.42
Total Sandalwood Cove HOA Expenses	**9,453.78**	**152.92**	**60,736.31**	**97.23**
Property Management				
Management Fee	650.00	10.51	6,500.00	10.41
Total Property Management	**650.00**	**10.51**	**6,500.00**	**10.41**
Total Operating Expense	**10,103.78**	**163.44**	**67,236.31**	**107.64**
NOI - Net Operating Income	**-3,921.78**	**-63.44**	**-4,771.36**	**-7.64**
Other Income & Expense				
Other Income				
Interest on Bank	0.24	0.00	1,803.80	2.89

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	**0.24**	**0.00**	**1,803.80**	**2.89**
Net Other Income	**0.24**	**0.00**	**1,803.80**	**2.89**
Total Income	6,182.24	100.00	64,268.75	102.89
Total Expense	10,103.78	163.44	67,236.31	107.64
Net Income	**-3,921.54**	**-63.43**	**-2,967.56**	**-4.75**