

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	59,769.91
Savings/Reserve Account	67,341.01
Total Cash	127,110.92
TOTAL ASSETS	127,110.92
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,264.50
Total Liabilities	6,264.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	27,713.66
Calculated Prior Years Retained Earnings	-25,532.09
Total Capital	120,846.42
TOTAL LIABILITIES & CAPITAL	127,110.92

Income Statement

Welch Randall

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

As of: Apr 2026

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	14,109.00	98.52	54,653.00	93.45
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,075.00	3.55
Fine & Violation	0.00	0.00	650.00	1.11
Parking Permit	0.00	0.00	25.00	0.04
Park Willow Income				
PWC- Storage Closet	200.00	1.40	890.00	1.52
PWC- Parking Fees	0.00	0.00	50.00	0.09
Total Park Willow Income	200.00	1.40	940.00	1.61
Late Fee	12.00	0.08	141.00	0.24
Total Operating Income	14,321.00	100.00	58,484.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	414.95	0.71
PWC- Landscaping	1,158.00	8.09	3,358.00	5.74
PWC- Water, Sewer, Storm, Street Light	0.00	0.00	12,701.85	21.72
PWC- Garbage	595.37	4.16	2,211.26	3.78
PWC- Property Maintenance	871.50	6.09	5,262.87	9.00
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	237.23	1.66	1,056.36	1.81
PWC- Gas	7.54	0.05	30.23	0.05
PWC- Office/Admin Expense	388.00	2.71	388.00	0.66
PWC- Professional Services	175.00	1.22	805.00	1.38
PWC-Salt	0.00	0.00	1,305.00	2.23
Total Park Willow HOA Expense	3,432.64	23.97	27,533.52	47.08
Monthly Software Fee	60.48	0.42	241.92	0.41
Property Management				
Management Fee	955.00	6.67	3,720.00	6.36
Total Property Management	955.00	6.67	3,720.00	6.36
Total Operating Expense	4,448.12	31.06	31,495.44	53.85

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	9,872.88	68.94	26,988.56	46.15
Other Income & Expense				
Other Income				
Insurance Income (Other)	723.00	5.05	723.00	1.24
Interest on Bank Accounts	0.54	0.00	2.10	0.00
Total Other Income	723.54	5.05	725.10	1.24
Net Other Income	723.54	5.05	725.10	1.24
Total Income	15,044.54	105.05	59,209.10	101.24
Total Expense	4,448.12	31.06	31,495.44	53.85
Net Income	10,596.42	73.99	27,713.66	47.39