

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	36,706.18
Savings/Reserve Account	72,943.36
Total Cash	109,649.54
TOTAL ASSETS	109,649.54
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,024.01
Total Liabilities	11,024.01
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	5,492.77
Calculated Prior Years Retained Earnings	-25,532.09
Total Capital	98,625.53
TOTAL LIABILITIES & CAPITAL	109,649.54

Income Statement

Welch Randall LLC

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

As of: Aug 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	16,003.00	97.78	112,155.00	95.73
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,075.00	1.77
Fine & Violation	0.00	0.00	700.00	0.60
Interest Income	0.00	0.00	0.00	0.00
Parking Permit	0.00	0.00	125.00	0.11
Park Willow Income				
PWC- Storage Closet	214.00	1.31	1,600.00	1.37
PWC - Gate Remote Income	0.00	0.00	50.00	0.04
PWC- Parking Fees	0.00	0.00	75.00	0.06
Total Park Willow Income	214.00	1.31	1,725.00	1.47
Late Fee	150.00	0.92	375.00	0.32
Total Operating Income	16,367.00	100.00	117,155.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	557.81	0.48
PWC- Landscaping	1,475.00	9.01	8,837.00	7.54
PWC- Water, Sewer, Storm, Street Light	6,991.30	42.72	40,332.20	34.43
PWC- Garbage	603.40	3.69	4,672.33	3.99
PWC- Insurance	0.00	0.00	20,183.00	17.23
PWC- Property Maintenance	10,485.00	64.06	25,430.48	21.71
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	218.82	1.34	2,168.63	1.85
PWC- Gas	7.54	0.05	60.39	0.05
PWC- Office/Admin Expense	0.00	0.00	644.00	0.55
PWC- Professional Services	-174.00	-1.06	175.00	0.15
PWC-Salt	0.00	0.00	1,305.00	1.11
PWC- Roof Repairs	0.00	0.00	0.00	0.00
Total Park Willow HOA Expense	19,607.06	119.80	104,365.84	89.08
Monthly Software Fee	60.48	0.37	483.84	0.41
Property Management				
Management Fee	955.00	5.83	7,540.00	6.44

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	955.00	5.83	7,540.00	6.44
Total Operating Expense	20,622.54	126.00	112,389.68	95.93
NOI - Net Operating Income	-4,255.54	-26.00	4,765.32	4.07
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	723.00	0.62
Interest on Bank Accounts	0.57	0.00	4.45	0.00
Total Other Income	0.57	0.00	727.45	0.62
Net Other Income	0.57	0.00	727.45	0.62
Total Income	16,367.57	100.00	117,882.45	100.62
Total Expense	20,622.54	126.00	112,389.68	95.93
Net Income	-4,254.97	-26.00	5,492.77	4.69