

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		31,525.72
Savings/Reserve Account		71,542.79
Total Cash		103,068.51
TOTAL ASSETS		103,068.51
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		10,770.01
Total Liabilities		10,770.01
Capital		
Retained Earnings		118,664.85
Calculated Retained Earnings		-834.26
Calculated Prior Years Retained Earnings		-25,532.09
Total Capital		92,298.50
TOTAL LIABILITIES & CAPITAL		103,068.51

Income Statement

Welch Randall LLC

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

As of: Jul 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	13,256.00	97.54	96,152.00	95.26
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,075.00	2.06
Fine & Violation	100.00	0.74	850.00	0.84
Interest Income	0.00	0.00	0.00	0.00
Parking Permit	25.00	0.18	125.00	0.12
Park Willow Income				
PWC- Storage Closet	160.00	1.18	1,386.00	1.37
PWC - Gate Remote Income	50.00	0.37	50.00	0.05
PWC- Parking Fees	0.00	0.00	75.00	0.07
Total Park Willow Income	210.00	1.55	1,511.00	1.50
Late Fee	0.00	0.00	225.00	0.22
Total Operating Income	13,591.00	100.00	100,938.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	142.86	1.05	557.81	0.55
PWC- Landscaping	1,129.00	8.31	7,362.00	7.29
PWC- Water, Sewer, Storm, Street Light	6,141.96	45.19	33,340.90	33.03
PWC- Garbage	613.34	4.51	4,068.93	4.03
PWC- Insurance	10,732.00	78.96	30,915.00	30.63
PWC- Property Maintenance	1,360.00	10.01	14,945.48	14.81
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	445.72	3.28	1,949.81	1.93
PWC- Gas	7.54	0.06	52.85	0.05
PWC- Office/Admin Expense	0.00	0.00	644.00	0.64
PWC- Professional Services	-228.00	-1.68	349.00	0.35
PWC-Salt	0.00	0.00	1,305.00	1.29
PWC- Roof Repairs	0.00	0.00	0.00	0.00
Total Park Willow HOA Expense	20,344.42	149.69	95,490.78	94.60
Monthly Software Fee	60.48	0.45	423.36	0.42
Property Management				
Management Fee	955.00	7.03	6,585.00	6.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	955.00	7.03	6,585.00	6.52
Total Operating Expense	21,359.90	157.16	102,499.14	101.55
NOI - Net Operating Income	-7,768.90	-57.16	-1,561.14	-1.55
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	723.00	0.72
Interest on Bank Accounts	0.63	0.00	3.88	0.00
Total Other Income	0.63	0.00	726.88	0.72
Net Other Income	0.63	0.00	726.88	0.72
Total Income	13,591.63	100.00	101,664.88	100.72
Total Expense	21,359.90	157.16	102,499.14	101.55
Net Income	-7,768.27	-57.16	-834.26	-0.83