

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		40,178.62
Savings/Reserve Account		70,142.16
Total Cash		110,320.78
TOTAL ASSETS		110,320.78
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		10,254.01
Total Liabilities		10,254.01
Capital		
Retained Earnings		118,664.85
Calculated Retained Earnings		6,934.01
Calculated Prior Years Retained Earnings		-25,532.09
Total Capital		100,066.77
TOTAL LIABILITIES & CAPITAL		110,320.78

Income Statement

Welch Randall LLC

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

As of: Jun 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	13,940.00	97.82	82,896.00	94.90
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,075.00	2.38
Fine & Violation	100.00	0.70	750.00	0.86
Interest Income	0.00	0.00	0.00	0.00
Parking Permit	25.00	0.18	100.00	0.11
Park Willow Income				
PWC- Storage Closet	160.00	1.12	1,226.00	1.40
PWC- Parking Fees	25.00	0.18	75.00	0.09
Total Park Willow Income	185.00	1.30	1,301.00	1.49
Late Fee	0.00	0.00	225.00	0.26
Total Operating Income	14,250.00	100.00	87,347.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	414.95	0.48
PWC- Landscaping	1,300.00	9.12	6,233.00	7.14
PWC- Water, Sewer, Storm, Street Light	4,795.22	33.65	27,198.94	31.14
PWC- Garbage	624.57	4.38	3,455.59	3.96
PWC- Insurance	20,183.00	141.64	20,183.00	23.11
PWC- Property Maintenance	8,322.61	58.40	13,585.48	15.55
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	219.08	1.54	1,504.09	1.72
PWC- Gas	7.54	0.05	45.31	0.05
PWC- Office/Admin Expense	0.00	0.00	644.00	0.74
PWC- Professional Services	-228.00	-1.60	577.00	0.66
PWC-Salt	0.00	0.00	1,305.00	1.49
Total Park Willow HOA Expense	35,224.02	247.19	75,146.36	86.03
Monthly Software Fee	60.48	0.42	362.88	0.42
Property Management				
Management Fee	955.00	6.70	5,630.00	6.45
Total Property Management	955.00	6.70	5,630.00	6.45
Total Operating	36,239.50	254.31	81,139.24	92.89

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	-21,989.50	-154.31	6,207.76	7.11
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	723.00	0.83
Interest on Bank Accounts	0.57	0.00	3.25	0.00
Total Other Income	0.57	0.00	726.25	0.83
Net Other Income	0.57	0.00	726.25	0.83
Total Income	14,250.57	100.00	88,073.25	100.83
Total Expense	36,239.50	254.31	81,139.24	92.89
Net Income	-21,988.93	-154.31	6,934.01	7.94