

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	59,417.61
Savings/Reserve Account	68,741.59
Total Cash	128,159.20
TOTAL ASSETS	128,159.20
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,103.50
Total Liabilities	6,103.50
Capital	
Retained Earnings	118,664.85
Calculated Retained Earnings	28,922.94
Calculated Prior Years Retained Earnings	-25,532.09
Total Capital	122,055.70
TOTAL LIABILITIES & CAPITAL	128,159.20

Income Statement

Welch Randall LLC

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

As of: May 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	14,303.00	97.88	68,956.00	94.33
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,075.00	2.84
Fine & Violation	0.00	0.00	650.00	0.89
Parking Permit	50.00	0.34	75.00	0.10
Park Willow Income				
PWC- Storage Closet	176.00	1.20	1,066.00	1.46
PWC- Parking Fees	0.00	0.00	50.00	0.07
Total Park Willow Income	176.00	1.20	1,116.00	1.53
Late Fee	84.00	0.57	225.00	0.31
Total Operating Income	14,613.00	100.00	73,097.00	100.00
Expense				
Park Willow HOA Expense				
PWC- Reimbursement	0.00	0.00	414.95	0.57
PWC- Landscaping	1,575.00	10.78	4,933.00	6.75
PWC- Water, Sewer, Storm, Street Light	9,701.87	66.39	22,403.72	30.65
PWC- Garbage	619.76	4.24	2,831.02	3.87
PWC- Property Maintenance	0.00	0.00	5,262.87	7.20
PWC- Common Area Maintenance	0.00	0.00	0.00	0.00
PWC-Electricity	228.65	1.56	1,285.01	1.76
PWC- Gas	7.54	0.05	37.77	0.05
PWC- Office/Admin Expense	256.00	1.75	644.00	0.88
PWC- Professional Services	0.00	0.00	805.00	1.10
PWC-Salt	0.00	0.00	1,305.00	1.79
Total Park Willow HOA Expense	12,388.82	84.78	39,922.34	54.62
Monthly Software Fee	60.48	0.41	302.40	0.41
Property Management				
Management Fee	955.00	6.54	4,675.00	6.40
Total Property Management	955.00	6.54	4,675.00	6.40
Total Operating Expense	13,404.30	91.73	44,899.74	61.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	1,208.70	8.27	28,197.26	38.58
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	723.00	0.99
Interest on Bank Accounts	0.58	0.00	2.68	0.00
Total Other Income	0.58	0.00	725.68	0.99
Net Other Income	0.58	0.00	725.68	0.99
Total Income	14,613.58	100.00	73,822.68	100.99
Total Expense	13,404.30	91.73	44,899.74	61.42
Net Income	1,209.28	8.28	28,922.94	39.57