

# Balance Sheet

Properties: South Willow Creek HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
South Willow Creek 24 Month CD	64,776.46
South Willow Creek 60 Month CD	65,957.94
South Willow Creek University Savings	974.01
Checking - Cash in Bank	14,953.14
Savings/Reserve Account	25.94
Money Market / Capital Reserve	67,098.68
South Willow Creek 30 Month CD	35,424.63
South Willow Creek University Money Market	28,385.67
<b>Total Cash</b>	<b>277,596.47</b>
<b>TOTAL ASSETS</b>	<b>277,596.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,618.06
<b>Total Liabilities</b>	<b>10,618.06</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	-6,535.39
Calculated Prior Years Retained Earnings	7,227.06
<b>Total Capital</b>	<b>266,978.41</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>277,596.47</b>

# Income Statement

Welch Randall

Properties: South Willow Creek HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Feb 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	31,234.66	99.37	60,854.18	99.38
Clubhouse / Pool	60.00	0.19	115.00	0.19
Fine & Violation	50.00	0.16	50.00	0.08
Interest Income	13.80	0.04	37.95	0.06
Late Fee	75.00	0.24	175.00	0.29
<b>Total Operating Income</b>	<b>31,433.46</b>	<b>100.00</b>	<b>61,232.13</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	10,843.84	34.50	11,161.55	18.23
SWC - Comcast Cable	7,566.73	24.07	15,136.98	24.72
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	0.00	0.00
SWC - Clubhouse Expenses	0.00	0.00	91.08	0.15
SWC - Electricity	216.68	0.69	439.97	0.72
SWC - Waste Removal & Recycle	1,023.05	3.25	2,067.36	3.38
SWC - Gas	279.29	0.89	559.06	0.91
SWC - Grounds Clean Up	280.00	0.89	460.00	0.75
SWC - Property Insurance	3,003.59	9.56	6,007.18	9.81
SWC - Landscaping Services	4,250.00	13.52	9,810.00	16.02
SWC - Legal Fees	59.00	0.19	59.00	0.10
SWC - Office Expense	826.25	2.63	814.25	1.33
SWC - Sewer & Storm Drain	655.00	2.08	1,310.00	2.14
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	5,190.00	8.48
SWC - Swimming Pool Supplies	0.00	0.00	16.90	0.03
SWC - Tax Preparation	1,001.00	3.18	1,001.00	1.63
SWC - Water	3,141.66	9.99	6,160.09	10.06
SWC - Tree Spraying	0.00	0.00	5,832.70	9.53
SWC - Exterior	0.00	0.00	0.00	0.00

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Building Repairs</b>				
<b>Total South Willow Creek HOA</b>	<b>33,146.09</b>	<b>105.45</b>	<b>66,117.12</b>	<b>107.98</b>
<b>Property Management</b>				
Management Fee	1,350.00	4.29	2,700.00	4.41
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.29</b>	<b>2,700.00</b>	<b>4.41</b>
<b>Total Operating Expense</b>	<b>34,496.09</b>	<b>109.74</b>	<b>68,817.12</b>	<b>112.39</b>
<b>NOI - Net Operating Income</b>	<b>-3,062.63</b>	<b>-9.74</b>	<b>-7,584.99</b>	<b>-12.39</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	519.42	1.65	1,049.60	1.71
<b>Total Other Income</b>	<b>519.42</b>	<b>1.65</b>	<b>1,049.60</b>	<b>1.71</b>
<b>Net Other Income</b>	<b>519.42</b>	<b>1.65</b>	<b>1,049.60</b>	<b>1.71</b>
Total Income	31,952.88	101.65	62,281.73	101.71
Total Expense	34,496.09	109.74	68,817.12	112.39
<b>Net Income</b>	<b>-2,543.21</b>	<b>-8.09</b>	<b>-6,535.39</b>	<b>-10.67</b>