

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
South Willow Creek 24 Month CD	64,911.62
South Willow Creek 60 Month CD	66,097.08
South Willow Creek University Savings	974.05
Checking - Cash in Bank	14,323.78
Savings/Reserve Account	25.94
Money Market / Capital Reserve	73,308.75
South Willow Creek 30 Month CD	35,498.55
South Willow Creek University Money Market	28,412.67
Total Cash	283,552.44
TOTAL ASSETS	283,552.44
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,689.11
Total Liabilities	10,689.11
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-650.47
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	272,863.33
TOTAL LIABILITIES & CAPITAL	283,552.44

Income Statement

Welch Randall

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

As of: Mar 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
Operating Income & Expense				
Income				
Association Dues	30,796.89	99.69	91,651.07	99.49
Clubhouse / Pool	0.00	0.00	115.00	0.12
Fine & Violation	75.00	0.24	125.00	0.14
Interest Income	0.00	0.00	37.95	0.04
NSF Fees Collected	20.00	0.06	20.00	0.02
Late Fee	0.00	0.00	175.00	0.19
Total Operating Income	30,891.89	100.00	92,124.02	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	366.43	1.19	11,527.98	12.51
SWC - Comcast Cable	7,566.60	24.49	22,703.58	24.64
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	777.60	2.52	777.60	0.84
SWC - Clubhouse Expenses	438.30	1.42	529.38	0.57
SWC - Electricity	332.04	1.07	772.01	0.84
SWC - Waste Removal & Recycle	911.11	2.95	2,978.47	3.23
SWC - Gas	548.73	1.78	1,107.79	1.20
SWC - Grounds Clean Up	240.00	0.78	700.00	0.76
SWC - Property Insurance	3,003.59	9.72	9,010.77	9.78
SWC - Landscaping Services	0.00	0.00	9,810.00	10.65
SWC - Legal Fees	1,220.00	3.95	1,279.00	1.39
SWC - Office Expense	0.00	0.00	814.25	0.88
SWC - Sewer & Storm Drain	655.00	2.12	1,965.00	2.13
SWC - Snow Removal	4,250.00	13.76	4,250.00	4.61
SWC - Swimming Pool Cleaning - Maint.	405.00	1.31	5,595.00	6.07
SWC - Swimming Pool Supplies	52.53	0.17	69.43	0.08
SWC - Tax Preparation	373.00	1.21	1,374.00	1.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SWC - Water	3,019.37	9.77	9,179.46	9.96
SWC - Tree Spraying	0.00	0.00	5,832.70	6.33
SWC - Other Repairs	0.00	0.00	0.00	0.00
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
Total South Willow Creek HOA	24,159.30	78.21	90,276.42	97.99
Property Management				
Management Fee	1,350.00	4.37	4,050.00	4.40
Total Property Management	1,350.00	4.37	4,050.00	4.40
Total Operating Expense	25,509.30	82.58	94,326.42	102.39
NOI - Net Operating Income	5,382.59	17.42	-2,202.40	-2.39
Other Income & Expense				
Other Income				
Interest on Bank Accounts	502.33	1.63	1,551.93	1.68
Total Other Income	502.33	1.63	1,551.93	1.68
Net Other Income	502.33	1.63	1,551.93	1.68
Total Income	31,394.22	101.63	93,675.95	101.68
Total Expense	25,509.30	82.58	94,326.42	102.39
Net Income	5,884.92	19.05	-650.47	-0.71