

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
South Willow Creek 24 Month Bump CD #1	32,410.21
South Willow Creek 24 Month Bump CD #2	32,410.24
South Willow Creek 12 Month Bump CD #1	32,410.21
South Willow Creek University Savings	974.09
Checking - Cash in Bank	18,246.05
Savings/Reserve Account	25.94
Money Market / Capital Reserve	79,532.81
South Willow Creek 12 Month Bump CD #2	32,410.21
South Willow Creek University Money Market	63,553.68
Total Cash	291,973.44
TOTAL ASSETS	291,973.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,111.00
Total Liabilities	11,111.00
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	7,348.64
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	280,862.44
TOTAL LIABILITIES & CAPITAL	291,973.44

Income Statement

Welch Randall

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

As of: Apr 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	30,283.11	98.38	121,954.18	99.22
Clubhouse / Pool	0.00	0.00	115.00	0.09
Fine & Violation	500.00	1.62	625.00	0.51
Interest Income	0.00	0.00	37.95	0.03
Late Fee	0.00	0.00	175.00	0.14
Total Operating Income	30,783.11	100.00	122,907.13	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	350.00	1.14	11,877.98	9.66
SWC - Comcast Cable	7,566.60	24.58	30,270.18	24.63
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	777.60	0.63
SWC - Clubhouse Expenses	0.00	0.00	529.38	0.43
SWC - Electricity	125.92	0.41	897.93	0.73
SWC - Waste Removal & Recycle	933.04	3.03	3,911.51	3.18
SWC - Gas	245.15	0.80	1,352.94	1.10
SWC - Grounds Clean Up	350.00	1.14	1,050.00	0.85
SWC - Property Insurance	3,003.59	9.76	12,014.36	9.78
SWC - Landscaping Services	3,320.00	10.79	13,130.00	10.68
SWC - Legal Fees	440.00	1.43	1,719.00	1.40
SWC - Office Expense	0.00	0.00	814.25	0.66
SWC - Sewer & Storm Drain	655.00	2.13	2,620.00	2.13
SWC - Snow Removal	0.00	0.00	4,250.00	3.46
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	5,595.00	4.55
SWC - Swimming Pool Supplies	0.00	0.00	69.43	0.06
SWC - Tax Preparation	0.00	0.00	1,374.00	1.12
SWC - Water	2,860.43	9.29	12,039.89	9.80

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SWC - Tree Spraying	0.00	0.00	5,832.70	4.75
SWC - Other Repairs	0.00	0.00	0.00	0.00
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	0.00	0.00
Total South Willow Creek HOA	19,849.73	64.48	110,126.15	89.60
Property Management				
Management Fee	1,350.00	4.39	5,400.00	4.39
Total Property Management	1,350.00	4.39	5,400.00	4.39
Real Estate				
Administrative				
Bank Fees /Interest	2,141.63	6.96	2,141.63	1.74
Total Administrative	2,141.63	6.96	2,141.63	1.74
Total Real Estate	2,141.63	6.96	2,141.63	1.74
Total Operating Expense	23,341.36	75.83	117,667.78	95.74
NOI - Net Operating Income	7,441.75	24.17	5,239.35	4.26
Other Income & Expense				
Other Income				
Interest on Bank Accounts	557.36	1.81	2,109.29	1.72
Total Other Income	557.36	1.81	2,109.29	1.72
Net Other Income	557.36	1.81	2,109.29	1.72
Total Income	31,340.47	101.81	125,016.42	101.72
Total Expense	23,341.36	75.83	117,667.78	95.74
Net Income	7,999.11	25.99	7,348.64	5.98