

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
South Willow Creek 24 Month Bump CD #1	32,465.03
South Willow Creek 24 Month Bump CD #2	32,465.06
South Willow Creek 12 Month Bump CD #1	32,471.00
South Willow Creek University Savings	974.13
Checking - Cash in Bank	19,911.32
Savings/Reserve Account	25.94
Money Market / Capital Reserve	85,785.13
South Willow Creek 12 Month Bump CD #2	32,471.00
South Willow Creek University Money Market	63,606.71
Total Cash	300,175.32
TOTAL ASSETS	300,175.32
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,086.00
Total Liabilities	11,086.00
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	15,575.52
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	289,089.32
TOTAL LIABILITIES & CAPITAL	300,175.32

Income Statement

Welch Randall

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

As of: May 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	30,360.00	98.98	152,314.18	99.18
Clubhouse / Pool	20.00	0.07	135.00	0.09
Fine & Violation	245.00	0.80	870.00	0.57
Interest Income	3.68	0.01	41.63	0.03
NSF Fees Collected	20.00	0.07	20.00	0.01
Late Fee	25.00	0.08	200.00	0.13
Total Operating Income	30,673.68	100.00	153,580.81	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	11,877.98	7.73
SWC - Comcast Cable	7,566.60	24.67	37,836.78	24.64
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	777.60	0.51
SWC - Clubhouse Expenses	205.02	0.67	734.40	0.48
SWC - Electricity	175.74	0.57	1,073.67	0.70
SWC - Waste Removal & Recycle	919.41	3.00	4,830.92	3.15
SWC - Gas	86.04	0.28	1,438.98	0.94
SWC - Grounds Clean Up	280.00	0.91	1,330.00	0.87
SWC - Property Insurance	3,003.59	9.79	15,017.95	9.78
SWC - Landscaping Services	5,210.00	16.99	18,340.00	11.94
SWC - Legal Fees	0.00	0.00	1,719.00	1.12
SWC - Licenses and Permits	10.00	0.03	10.00	0.01
SWC - Office Expense	0.00	0.00	814.25	0.53
SWC - Sewer & Storm Drain	655.00	2.14	3,275.00	2.13
SWC - Snow Removal	0.00	0.00	4,250.00	2.77
SWC - Swimming Pool Cleaning - Maint.	545.66	1.78	6,140.66	4.00
SWC - Swimming Pool Supplies	0.00	0.00	69.43	0.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SWC - Tax Preparation	0.00	0.00	1,374.00	0.89
SWC - Water	2,893.35	9.43	14,933.24	9.72
SWC - Tree Spraying	0.00	0.00	5,832.70	3.80
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	21,550.41	70.26	131,676.56	85.74
Property Management				
Management Fee	1,350.00	4.40	6,750.00	4.40
Total Property Management	1,350.00	4.40	6,750.00	4.40
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	2,141.63	1.39
Total Administrative	0.00	0.00	2,141.63	1.39
Total Real Estate	0.00	0.00	2,141.63	1.39
Total Operating Expense	22,900.41	74.66	140,568.19	91.53
NOI - Net Operating Income	7,773.27	25.34	13,012.62	8.47
Other Income & Expense				
Other Income				
Interest on Bank Accounts	453.61	1.48	2,562.90	1.67
Total Other Income	453.61	1.48	2,562.90	1.67
Net Other Income	453.61	1.48	2,562.90	1.67
Total Income	31,127.29	101.48	156,143.71	101.67
Total Expense	22,900.41	74.66	140,568.19	91.53
Net Income	8,226.88	26.82	15,575.52	10.14