

Balance Sheet

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

As of: 06/30/2023

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	32,586.63
South Willow Creek 24 Month Bump CD #2	32,586.66
South Willow Creek 12 Month Bump CD #1	32,605.86
South Willow Creek University Savings	974.17
Checking - Cash in Bank	14,498.50
Savings/Reserve Account	25.94
Money Market / Capital Reserve	40,795.37
South Willow Creek 12 Month Bump CD #2	32,605.86
South Willow Creek University Money Market	63,687.20
Total Cash	250,366.19
TOTAL ASSETS	250,366.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,546.00
Total Liabilities	12,546.00
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-35,693.61
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	237,820.19
TOTAL LIABILITIES & CAPITAL	250,366.19

Income Statement

Welch Randall

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

As of: Jun 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	30,655.00	97.39	182,969.18	98.87
Clubhouse / Pool	40.00	0.13	175.00	0.09
Fine & Violation	775.00	2.46	1,645.00	0.89
Interest Income	0.00	0.00	41.63	0.02
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	5.00	0.02	205.00	0.11
Total Operating Income	31,475.00	100.00	185,055.81	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	51,754.48	164.43	63,632.46	34.39
SWC - Comcast Cable	7,566.60	24.04	45,403.38	24.53
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	777.60	0.42
SWC - Clubhouse Expenses	0.00	0.00	734.40	0.40
SWC - Electricity	708.63	2.25	1,782.30	0.96
SWC - Waste Removal & Recycle	959.72	3.05	5,790.64	3.13
SWC - Gas	0.00	0.00	1,438.98	0.78
SWC - Grounds Clean Up	280.00	0.89	1,610.00	0.87
SWC - Property Insurance	3,003.59	9.54	18,021.54	9.74
SWC - Landscaping Services	8,548.10	27.16	26,888.10	14.53
SWC - Legal Fees	120.00	0.38	1,839.00	0.99
SWC - Licenses and Permits	0.00	0.00	10.00	0.01
SWC - Office Expense	0.00	0.00	814.25	0.44
SWC - Sewer & Storm Drain	655.00	2.08	3,930.00	2.12
SWC - Snow Removal	0.00	0.00	4,250.00	2.30
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	6,140.66	3.32
SWC - Swimming Pool Supplies	0.00	0.00	69.43	0.04

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	0.74
SWC - Water	3,332.78	10.59	18,266.02	9.87
SWC - Tree Spraying	0.00	0.00	5,832.70	3.15
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	4,985.00	15.84	4,985.00	2.69
Total South Willow Creek HOA	81,913.90	260.25	213,590.46	115.42
Property Management				
Management Fee	1,499.50	4.76	8,249.50	4.46
Total Property Management	1,499.50	4.76	8,249.50	4.46
Real Estate				
Administrative				
Bank Fees /Interest	20.00	0.06	2,161.63	1.17
Total Administrative	20.00	0.06	2,161.63	1.17
Total Real Estate	20.00	0.06	2,161.63	1.17
Total Operating Expense	83,433.40	265.08	224,001.59	121.05
NOI - Net Operating Income	-51,958.40	-165.08	-38,945.78	-21.05
Other Income & Expense				
Other Income				
Interest on Bank Accounts	689.27	2.19	3,252.17	1.76
Total Other Income	689.27	2.19	3,252.17	1.76
Net Other Income	689.27	2.19	3,252.17	1.76
Total Income	32,164.27	102.19	188,307.98	101.76
Total Expense	83,433.40	265.08	224,001.59	121.05
Net Income	-51,269.13	-162.89	-35,693.61	-19.29