

Balance Sheet

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

As of: 07/31/2023

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	32,704.75
South Willow Creek 24 Month Bump CD #2	32,704.78
South Willow Creek 12 Month Bump CD #1	32,736.91
South Willow Creek University Savings	974.21
Checking - Cash in Bank	11,730.56
Savings/Reserve Account	25.94
Money Market / Capital Reserve	41,143.29
South Willow Creek 12 Month Bump CD #2	32,736.91
South Willow Creek University Money Market	63,790.84
Total Cash	248,548.19
TOTAL ASSETS	248,548.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,046.00
Total Liabilities	12,046.00
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-37,011.61
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	236,502.19
TOTAL LIABILITIES & CAPITAL	248,548.19

Income Statement

Welch Randall

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

As of: Jul 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	31,231.89	99.57	214,201.07	98.97
Clubhouse / Pool	20.00	0.06	195.00	0.09
Fine & Violation	50.00	0.16	1,695.00	0.78
Interest Income	14.83	0.05	56.46	0.03
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	50.00	0.16	255.00	0.12
Total Operating Income	31,366.72	100.00	216,422.53	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	517.50	1.65	64,149.96	29.64
SWC - Comcast Cable	7,566.60	24.12	52,969.98	24.48
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	1,344.00	4.28	2,121.60	0.98
SWC - Clubhouse Expenses	268.75	0.86	1,003.15	0.46
SWC - Electricity	0.00	0.00	1,782.30	0.82
SWC - Waste Removal & Recycle	844.47	2.69	6,635.11	3.07
SWC - Gas	355.29	1.13	1,794.27	0.83
SWC - Grounds Clean Up	350.00	1.12	1,960.00	0.91
SWC - Property Insurance	3,003.59	9.58	21,025.13	9.71
SWC - Landscaping Services	5,530.00	17.63	32,418.10	14.98
SWC - Legal Fees	280.00	0.89	2,119.00	0.98
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	0.00	0.00	814.25	0.38
SWC - Sewer & Storm Drain	655.00	2.09	4,585.00	2.12
SWC - Snow Removal	0.00	0.00	4,250.00	1.96
SWC - Swimming Pool Cleaning - Maint.	1,620.03	5.16	7,760.69	3.59
SWC - Swimming Pool Supplies	0.00	0.00	69.43	0.03

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	0.63
SWC - Water	3,866.43	12.33	22,132.45	10.23
SWC - Tree Spraying	0.00	0.00	5,832.70	2.70
SWC - Other Repairs	5,814.00	18.54	5,814.00	2.69
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	4,985.00	2.30
Total South Willow Creek HOA	32,015.66	102.07	245,606.12	113.48
Property Management				
Management Fee	1,350.00	4.30	9,599.50	4.44
Total Property Management	1,350.00	4.30	9,599.50	4.44
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	2,161.63	1.00
Total Administrative	0.00	0.00	2,161.63	1.00
Total Real Estate	0.00	0.00	2,161.63	1.00
Total Operating Expense	33,365.66	106.37	257,367.25	118.92
NOI - Net Operating Income	-1,998.94	-6.37	-40,944.72	-18.92
Other Income & Expense				
Other Income				
Interest on Bank Accounts	680.94	2.17	3,933.11	1.82
Total Other Income	680.94	2.17	3,933.11	1.82
Net Other Income	680.94	2.17	3,933.11	1.82
Total Income	32,047.66	102.17	220,355.64	101.82
Total Expense	33,365.66	106.37	257,367.25	118.92
Net Income	-1,318.00	-4.20	-37,011.61	-17.10