

Balance Sheet

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

As of: 08/31/2023

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	32,827.24
South Willow Creek 24 Month Bump CD #2	32,827.28
South Willow Creek 12 Month Bump CD #1	32,872.87
South Willow Creek University Savings	974.25
Checking - Cash in Bank	10,065.72
Savings/Reserve Account	25.94
Money Market / Capital Reserve	41,229.61
South Willow Creek 12 Month Bump CD #2	32,872.87
South Willow Creek University Money Market	63,898.11
Total Cash	247,593.89
TOTAL ASSETS	247,593.89
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,053.49
Total Liabilities	12,053.49
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-37,973.40
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	235,540.40
TOTAL LIABILITIES & CAPITAL	247,593.89

Income Statement

Welch Randall

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

As of: Aug 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	30,116.32	97.75	244,317.39	98.82
Clubhouse / Pool	40.00	0.13	235.00	0.10
Fine & Violation	600.00	1.95	2,295.00	0.93
Interest Income	3.68	0.01	60.14	0.02
NSF Fees Collected	25.00	0.08	45.00	0.02
Late Fee	25.00	0.08	280.00	0.11
Total Operating Income	30,810.00	100.00	247,232.53	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	1,181.65	3.84	65,331.61	26.43
SWC - Comcast Cable	7,566.60	24.56	60,536.58	24.49
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	2,121.60	0.86
SWC - Clubhouse Expenses	0.00	0.00	1,003.15	0.41
SWC - Electricity	1,216.96	3.95	2,999.26	1.21
SWC - Waste Removal & Recycle	840.73	2.73	7,475.84	3.02
SWC - Gas	970.65	3.15	2,240.48	0.91
SWC - Grounds Clean Up	991.36	3.22	2,951.36	1.19
SWC - Property Insurance	3,003.59	9.75	24,028.72	9.72
SWC - Landscaping Services	5,535.00	17.96	37,953.10	15.35
SWC - Legal Fees	0.00	0.00	2,119.00	0.86
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	0.00	0.00	814.25	0.33
SWC - Sewer & Storm Drain	655.00	2.13	5,240.00	2.12
SWC - Snow Removal	0.00	0.00	4,250.00	1.72
SWC - Swimming Pool Cleaning - Maint.	1,221.57	3.96	8,982.26	3.63
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	0.56
SWC - Water	4,373.66	14.20	26,506.11	10.72
SWC - Tree Spraying	0.00	0.00	5,832.70	2.36
SWC - Other Repairs	0.00	0.00	5,814.00	2.35
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	4,100.00	13.31	9,085.00	3.67
Total South Willow Creek HOA	31,656.77	102.75	276,738.45	111.93
Property Management				
Management Fee	1,350.00	4.38	10,949.50	4.43
Total Property Management	1,350.00	4.38	10,949.50	4.43
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	2,161.63	0.87
Total Administrative	0.00	0.00	2,161.63	0.87
Total Real Estate	0.00	0.00	2,161.63	0.87
Total Operating Expense	33,006.77	107.13	289,849.58	117.24
NOI - Net Operating Income	-2,196.77	-7.13	-42,617.05	-17.24
Other Income & Expense				
Other Income				
Interest on Bank Accounts	710.54	2.31	4,643.65	1.88
Total Other Income	710.54	2.31	4,643.65	1.88
Net Other Income	710.54	2.31	4,643.65	1.88
Total Income	31,520.54	102.31	251,876.18	101.88
Total Expense	33,006.77	107.13	289,849.58	117.24
Net Income	-1,486.23	-4.82	-37,973.40	-15.36