

## Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
South Willow Creek 24 Month Bump CD #1	32,950.19
South Willow Creek 24 Month Bump CD #2	32,950.23
South Willow Creek 12 Month Bump CD #1	33,009.40
South Willow Creek University Savings	974.29
Checking - Cash in Bank	10,511.39
Savings/Reserve Account	25.94
Money Market / Capital Reserve	39,203.12
South Willow Creek 12 Month Bump CD #2	33,009.40
South Willow Creek University Money Market	64,005.56
<b>Total Cash</b>	<b>246,639.52</b>
<b>TOTAL ASSETS</b>	<b>246,639.52</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,818.49
<b>Total Liabilities</b>	<b>10,818.49</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	-37,692.77
Calculated Prior Years Retained Earnings	7,227.06
<b>Total Capital</b>	<b>235,821.03</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>246,639.52</b>

## Income Statement

Welch Randall

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

As of: Sep 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	30,528.97	98.07	274,846.36	98.74
Clubhouse / Pool	20.00	0.06	255.00	0.09
Fine & Violation	525.00	1.69	2,820.00	1.01
Interest Income	11.03	0.04	71.17	0.03
NSF Fees Collected	0.00	0.00	45.00	0.02
Late Fee	45.00	0.14	325.00	0.12
<b>Total Operating Income</b>	<b>31,130.00</b>	<b>100.00</b>	<b>278,362.53</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	1,139.62	3.66	66,471.23	23.88
SWC - Comcast Cable	7,566.60	24.31	68,103.18	24.47
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	540.00	1.73	2,661.60	0.96
SWC - Clubhouse Expenses	1,312.04	4.21	2,315.19	0.83
SWC - Electricity	564.80	1.81	3,564.06	1.28
SWC - Waste Removal & Recycle	857.07	2.75	8,332.91	2.99
SWC - Gas	144.24	0.46	2,384.72	0.86
SWC - Grounds Clean Up	525.00	1.69	3,476.36	1.25
SWC - Property Insurance	3,003.59	9.65	27,032.31	9.71
SWC - Landscaping Services	7,353.86	23.62	45,306.96	16.28
SWC - Legal Fees	1,306.11	4.20	3,425.11	1.23
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	27.50	0.09	841.75	0.30
SWC - Sewer & Storm Drain	655.00	2.10	5,895.00	2.12
SWC - Snow Removal	0.00	0.00	4,250.00	1.53
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	8,982.26	3.23
SWC - Swimming Pool Supplies	104.35	0.34	173.78	0.06

## 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	0.49
SWC - Water	4,594.19	14.76	31,100.30	11.17
SWC - Tree Spraying	0.00	0.00	5,832.70	2.10
SWC - Other Repairs	514.29	1.65	6,328.29	2.27
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	9,085.00	3.26
<b>Total South Willow Creek HOA</b>	<b>30,208.26</b>	<b>97.04</b>	<b>306,946.71</b>	<b>110.27</b>
<b>Property Management</b>				
Management Fee	1,350.00	4.34	12,299.50	4.42
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.34</b>	<b>12,299.50</b>	<b>4.42</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	2,161.63	0.78
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>2,161.63</b>	<b>0.78</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>2,161.63</b>	<b>0.78</b>
<b>Total Operating Expense</b>	<b>31,558.26</b>	<b>101.38</b>	<b>321,407.84</b>	<b>115.46</b>
<b>NOI - Net Operating Income</b>	<b>-428.26</b>	<b>-1.38</b>	<b>-43,045.31</b>	<b>-15.46</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	708.89	2.28	5,352.54	1.92
<b>Total Other Income</b>	<b>708.89</b>	<b>2.28</b>	<b>5,352.54</b>	<b>1.92</b>
<b>Net Other Income</b>	<b>708.89</b>	<b>2.28</b>	<b>5,352.54</b>	<b>1.92</b>
Total Income	31,838.89	102.28	283,715.07	101.92
Total Expense	31,558.26	101.38	321,407.84	115.46
<b>Net Income</b>	<b>280.63</b>	<b>0.90</b>	<b>-37,692.77</b>	<b>-13.54</b>