

## Balance Sheet

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

As of: 10/31/2023

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	33,069.62
South Willow Creek 24 Month Bump CD #2	33,069.66
South Willow Creek 12 Month Bump CD #1	33,142.07
South Willow Creek University Savings	974.33
Checking - Cash in Bank	13,496.75
Savings/Reserve Account	25.94
Money Market / Capital Reserve	45,368.78
South Willow Creek 12 Month Bump CD #2	33,142.07
South Willow Creek University Money Market	64,109.72
<b>Total Cash</b>	<b>256,398.94</b>
<b>TOTAL ASSETS</b>	<b>256,398.94</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,563.49
<b>Total Liabilities</b>	<b>11,563.49</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	-28,678.35
Calculated Prior Years Retained Earnings	7,227.06
<b>Total Capital</b>	<b>244,835.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>256,398.94</b>

# Income Statement

## Welch Randall

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

As of: Oct 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	31,211.03	97.98	306,057.39	98.66
Clubhouse / Pool	20.00	0.06	275.00	0.09
Fine & Violation	525.00	1.65	3,345.00	1.08
Interest Income	24.75	0.08	95.92	0.03
NSF Fees Collected	0.00	0.00	45.00	0.01
Late Fee	75.00	0.24	400.00	0.13
<b>Total Operating Income</b>	<b>31,855.78</b>	<b>100.00</b>	<b>310,218.31</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	253.52	0.80	66,724.75	21.51
SWC - Comcast Cable	7,566.60	23.75	75,669.78	24.39
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	102.56	0.32	2,764.16	0.89
SWC - Clubhouse Expenses	0.00	0.00	2,315.19	0.75
SWC - Electricity	0.00	0.00	3,564.06	1.15
SWC - Waste Removal & Recycle	876.20	2.75	8,352.04	2.69
SWC - Gas	383.23	1.20	2,767.95	0.89
SWC - Grounds Clean Up	280.00	0.88	3,756.36	1.21
SWC - Property Insurance	3,536.87	11.10	30,569.18	9.85
SWC - Landscaping Services	4,140.00	13.00	49,446.96	15.94
SWC - Legal Fees	60.00	0.19	3,485.11	1.12
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	0.00	0.00	841.75	0.27
SWC - Sewer & Storm Drain	655.00	2.06	6,550.00	2.11
SWC - Snow Removal	0.00	0.00	4,250.00	1.37
SWC - Swimming Pool Cleaning - Maint.	1,300.00	4.08	10,282.26	3.31
SWC - Swimming Pool Supplies	0.00	0.00	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	0.44
SWC - Water	3,885.51	12.20	34,985.81	11.28
SWC - Tree Spraying	0.00	0.00	5,832.70	1.88
SWC - Other Repairs	0.00	0.00	6,328.29	2.04
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	9,085.00	2.93
<b>Total South Willow Creek HOA</b>	<b>23,039.49</b>	<b>72.32</b>	<b>329,129.13</b>	<b>106.10</b>
<b>Property Management</b>				
Management Fee	1,350.00	4.24	13,649.50	4.40
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.24</b>	<b>13,649.50</b>	<b>4.40</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	2,161.63	0.70
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>2,161.63</b>	<b>0.70</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>2,161.63</b>	<b>0.70</b>
<b>Total Operating Expense</b>	<b>24,389.49</b>	<b>76.56</b>	<b>344,940.26</b>	<b>111.19</b>
<b>NOI - Net Operating Income</b>	<b>7,466.29</b>	<b>23.44</b>	<b>-34,721.95</b>	<b>-11.19</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	691.06	2.17	6,043.60	1.95
<b>Total Other Income</b>	<b>691.06</b>	<b>2.17</b>	<b>6,043.60</b>	<b>1.95</b>
<b>Net Other Income</b>	<b>691.06</b>	<b>2.17</b>	<b>6,043.60</b>	<b>1.95</b>
Total Income	32,546.84	102.17	316,261.91	101.95
Total Expense	24,389.49	76.56	344,940.26	111.19
<b>Net Income</b>	<b>8,157.35</b>	<b>25.61</b>	<b>-28,678.35</b>	<b>-9.24</b>