

Balance Sheet

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

As of: 11/30/2023

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	33,193.48
South Willow Creek 24 Month Bump CD #2	33,193.52
South Willow Creek 12 Month Bump CD #1	33,283.20
South Willow Creek University Savings	974.37
Checking - Cash in Bank	10,572.32
Savings/Reserve Account	25.94
Money Market / Capital Reserve	29,968.97
South Willow Creek 12 Month Bump CD #2	33,279.71
South Willow Creek University Money Market	64,217.53
Total Cash	238,709.04
TOTAL ASSETS	238,709.04
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,773.53
Total Liabilities	9,773.53
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-44,578.29
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	228,935.51
TOTAL LIABILITIES & CAPITAL	238,709.04

Income Statement

Welch Randall

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

As of: Nov 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	30,625.00	98.89	336,682.39	98.68
Clubhouse / Pool	20.00	0.06	295.00	0.09
Fine & Violation	295.00	0.95	3,640.00	1.07
Interest Income	3.68	0.01	99.60	0.03
NSF Fees Collected	0.00	0.00	45.00	0.01
Late Fee	25.00	0.08	425.00	0.12
Total Operating Income	30,968.68	100.00	341,186.99	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	1,409.57	4.55	68,134.32	19.97
SWC - Comcast Cable	7,566.60	24.43	83,236.38	24.40
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	2,764.16	0.81
SWC - Clubhouse Expenses	407.89	1.32	2,723.08	0.80
SWC - Electricity	501.37	1.62	4,065.43	1.19
SWC - Waste Removal & Recycle	1,760.88	5.69	10,112.92	2.96
SWC - Gas	36.10	0.12	2,804.05	0.82
SWC - Grounds Clean Up	280.00	0.90	4,036.36	1.18
SWC - Property Insurance	3,536.83	11.42	34,106.01	10.00
SWC - Landscaping Services	5,321.36	17.18	54,768.32	16.05
SWC - Legal Fees	0.00	0.00	3,485.11	1.02
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	0.00	0.00	841.75	0.25
SWC - Sewer & Storm Drain	655.00	2.12	7,205.00	2.11
SWC - Snow Removal	0.00	0.00	4,250.00	1.25
SWC - Swimming Pool Cleaning - Maint.	21,570.00	69.65	31,852.26	9.34
SWC - Swimming Pool Supplies	0.00	0.00	173.78	0.05

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	0.40
SWC - Water	3,194.55	10.32	38,180.36	11.19
SWC - Tree Spraying	0.00	0.00	5,832.70	1.71
SWC - Other Repairs	0.00	0.00	6,328.29	1.85
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	9,085.00	2.66
Total South Willow Creek HOA	46,240.15	149.31	375,369.28	110.02
Property Management				
Management Fee	1,350.00	4.36	14,999.50	4.40
Total Property Management	1,350.00	4.36	14,999.50	4.40
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	2,161.63	0.63
Total Administrative	0.00	0.00	2,161.63	0.63
Total Real Estate	0.00	0.00	2,161.63	0.63
Total Operating Expense	47,590.15	153.67	392,530.41	115.05
NOI - Net Operating Income	-16,621.47	-53.67	-51,343.42	-15.05
Other Income & Expense				
Other Income				
Interest on Bank Accounts	721.53	2.33	6,765.13	1.98
Total Other Income	721.53	2.33	6,765.13	1.98
Net Other Income	721.53	2.33	6,765.13	1.98
Total Income	31,690.21	102.33	347,952.12	101.98
Total Expense	47,590.15	153.67	392,530.41	115.05
Net Income	-15,899.94	-51.34	-44,578.29	-13.07