

Balance Sheet

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

As of: 12/31/2023

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	33,313.79
South Willow Creek 24 Month Bump CD #2	33,313.84
South Willow Creek 12 Month Bump CD #1	33,423.54
South Willow Creek University Savings	974.41
Checking - Cash in Bank	18,637.48
Savings/Reserve Account	25.94
Money Market / Capital Reserve	30,698.36
South Willow Creek 12 Month Bump CD #2	33,413.47
South Willow Creek University Money Market	64,327.32
Total Cash	248,128.15
TOTAL ASSETS	248,128.15
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,777.89
Total Liabilities	10,777.89
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-36,163.54
Calculated Prior Years Retained Earnings	7,227.06
Total Capital	237,350.26
TOTAL LIABILITIES & CAPITAL	248,128.15

Income Statement

Welch Randall

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

As of: Dec 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	31,482.13	98.93	368,164.52	98.70
Clubhouse / Pool	20.00	0.06	315.00	0.08
Fine & Violation	255.00	0.80	3,895.00	1.04
Interest Income	14.70	0.05	114.30	0.03
NSF Fees Collected	0.00	0.00	45.00	0.01
Late Fee	50.00	0.16	475.00	0.13
Total Operating Income	31,821.83	100.00	373,008.82	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	302.53	0.95	68,436.85	18.35
SWC - Comcast Cable	7,461.62	23.45	90,698.00	24.32
SWC - Cleaning Supplies	0.00	0.00	0.00	0.00
SWC - Clubhouse Cleaning	0.00	0.00	2,764.16	0.74
SWC - Clubhouse Expenses	0.00	0.00	2,723.08	0.73
SWC - Electricity	0.00	0.00	4,065.43	1.09
SWC - Waste Removal & Recycle	863.14	2.71	10,976.06	2.94
SWC - Gas	103.20	0.32	2,907.25	0.78
SWC - Grounds Clean Up	310.00	0.97	4,346.36	1.17
SWC - Property Insurance	3,536.83	11.11	37,642.84	10.09
SWC - Landscaping Services	285.00	0.90	55,053.32	14.76
SWC - Legal Fees	450.00	1.41	3,935.11	1.05
SWC - Licenses and Permits	0.00	0.00	10.00	0.00
SWC - Office Expense	0.00	0.00	841.75	0.23
SWC - Sewer & Storm Drain	655.00	2.06	7,860.00	2.11
SWC - Snow Removal	0.00	0.00	4,250.00	1.14
SWC - Swimming Pool Cleaning - Maint.	279.81	0.88	32,132.07	8.61
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	0.37
SWC - Water	3,080.90	9.68	41,261.26	11.06
SWC - Tree Spraying	0.00	0.00	5,832.70	1.56
SWC - Other Repairs	5,420.00	17.03	11,748.29	3.15
SWC - Exterior Building Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	9,085.00	2.44
Total South Willow Creek HOA	22,748.03	71.49	398,117.31	106.73
Property Management				
Management Fee	1,350.00	4.24	16,349.50	4.38
Total Property Management	1,350.00	4.24	16,349.50	4.38
Bank Fees / Interest	0.00	0.00	2,161.63	0.58
Total Operating Expense	24,098.03	75.73	416,628.44	111.69
NOI - Net Operating Income	7,723.80	24.27	-43,619.62	-11.69
Other Income & Expense				
Other Income				
Interest on Bank Accounts	690.95	2.17	7,456.08	2.00
Total Other Income	690.95	2.17	7,456.08	2.00
Net Other Income	690.95	2.17	7,456.08	2.00
Total Income	32,512.78	102.17	380,464.90	102.00
Total Expense	24,098.03	75.73	416,628.44	111.69
Net Income	8,414.75	26.44	-36,163.54	-9.70