

## Balance Sheet

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

As of: 01/31/2024

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	33,438.57
South Willow Creek 24 Month Bump CD #2	33,438.62
South Willow Creek 12 Month Bump CD #1	33,569.17
South Willow Creek University Savings	974.45
Checking - Cash in Bank	11,708.48
Savings/Reserve Account	25.94
Money Market / Capital Reserve	33,562.18
South Willow Creek 12 Month Bump CD #2	33,556.20
South Willow Creek University Money Market	64,440.96
<b>Total Cash</b>	<b>244,714.57</b>
<b>TOTAL ASSETS</b>	<b>244,714.57</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,543.44
<b>Total Liabilities</b>	<b>10,543.44</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	-3,179.13
Calculated Prior Years Retained Earnings	-28,936.48
<b>Total Capital</b>	<b>234,171.13</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>244,714.57</b>

# Income Statement

Welch Randall

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

As of: Jan 2024

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	31,751.44	97.96	31,751.44	97.96
Clubhouse / Pool	40.00	0.12	40.00	0.12
Fine & Violation	500.00	1.54	500.00	1.54
Interest Income	22.06	0.07	22.06	0.07
Late Fee	100.00	0.31	100.00	0.31
<b>Total Operating Income</b>	<b>32,413.50</b>	<b>100.00</b>	<b>32,413.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	0.00	0.00	0.00	0.00
SWC - Comcast Cable	7,985.38	24.64	7,985.38	24.64
SWC - Clubhouse Expenses	0.00	0.00	0.00	0.00
SWC - Electricity	262.92	0.81	262.92	0.81
SWC - Waste Removal & Recycle	888.16	2.74	888.16	2.74
SWC - Gas	262.53	0.81	262.53	0.81
SWC - Grounds Clean Up	280.00	0.86	280.00	0.86
SWC - Property Insurance	3,536.83	10.91	3,536.83	10.91
SWC - Landscaping Services	8,500.00	26.22	8,500.00	26.22
SWC - Legal Fees	810.00	2.50	810.00	2.50
SWC - Office Expense	0.00	0.00	0.00	0.00
SWC - Sewer & Storm Drain	3,935.00	12.14	3,935.00	12.14
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	0.00	0.00
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Water	2,910.63	8.98	2,910.63	8.98
SWC - Tree Spraying	5,583.60	17.23	5,583.60	17.23
<b>Total South Willow Creek HOA</b>	<b>34,955.05</b>	<b>107.84</b>	<b>34,955.05</b>	<b>107.84</b>
<b>Property Management</b>				
Management Fee	1,350.00	4.16	1,350.00	4.16
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.16</b>	<b>1,350.00</b>	<b>4.16</b>

## Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Total Operating Expense	36,305.05	112.01	36,305.05	112.01
NOI - Net Operating Income	-3,891.55	-12.01	-3,891.55	-12.01
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	712.42	2.20	712.42	2.20
<b>Total Other Income</b>	<u>712.42</u>	<u>2.20</u>	<u>712.42</u>	<u>2.20</u>
<b>Net Other Income</b>	<u>712.42</u>	<u>2.20</u>	<u>712.42</u>	<u>2.20</u>
Total Income	33,125.92	102.20	33,125.92	102.20
Total Expense	36,305.05	112.01	36,305.05	112.01
<b>Net Income</b>	<u><u>-3,179.13</u></u>	<u><u>-9.81</u></u>	<u><u>-3,179.13</u></u>	<u><u>-9.81</u></u>