

## Balance Sheet

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

As of: 02/29/2024

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	33,563.81
South Willow Creek 24 Month Bump CD #2	33,563.86
South Willow Creek 12 Month Bump CD #1	33,715.43
South Willow Creek University Savings	974.49
Checking - Cash in Bank	7,721.97
Savings/Reserve Account	25.94
Money Market / Capital Reserve	39,706.88
South Willow Creek 12 Month Bump CD #2	33,702.40
South Willow Creek University Money Market	64,506.50
<b>Total Cash</b>	<b>247,481.28</b>
<b>TOTAL ASSETS</b>	<b>247,481.28</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,148.44
<b>Total Liabilities</b>	<b>9,148.44</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	982.58
Calculated Prior Years Retained Earnings	-28,936.48
<b>Total Capital</b>	<b>238,332.84</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>247,481.28</b>

# Income Statement

Welch Randall

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

As of: Feb 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	32,264.83	99.74	64,016.27	98.85
Clubhouse / Pool	60.00	0.19	100.00	0.15
Fine & Violation	0.00	0.00	500.00	0.77
Interest Income	0.00	0.00	22.06	0.03
Late Fee	25.00	0.08	125.00	0.19
<b>Total Operating Income</b>	<b>32,349.83</b>	<b>100.00</b>	<b>64,763.33</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	262.00	0.81	262.00	0.40
SWC - Comcast Cable	15,747.58	48.68	15,747.58	24.32
SWC - Clubhouse Cleaning	180.00	0.56	180.00	0.28
SWC - Clubhouse Expenses	82.81	0.26	82.81	0.13
SWC - Electricity	277.42	0.86	540.34	0.83
SWC - Waste Removal & Recycle	873.94	2.70	1,762.10	2.72
SWC - Gas	373.61	1.15	636.14	0.98
SWC - Grounds Clean Up	0.00	0.00	280.00	0.43
SWC - Property Insurance	7,073.66	21.87	10,610.49	16.38
SWC - Landscaping Services	4,250.00	13.14	12,750.00	19.69
SWC - Legal Fees	2,261.00	6.99	3,071.00	4.74
SWC - Office Expense	448.75	1.39	448.75	0.69
SWC - Sewer & Storm Drain	663.00	2.05	4,598.00	7.10
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 - Tax Preparation	0.00	0.00	0.00	0.00
SWC - Water	2,979.95	9.21	5,890.58	9.10
SWC - Tree Spraying	0.00	0.00	5,583.60	8.62
<b>Total South Willow Creek HOA</b>	<b>35,473.72</b>	<b>109.66</b>	<b>62,443.39</b>	<b>96.42</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Property Management</b>				
Management Fee	1,350.00	4.17	2,700.00	4.17
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.17</b>	<b>2,700.00</b>	<b>4.17</b>
Bank Fees / Interest	20.00	0.06	20.00	0.03
<b>Total Operating Expense</b>	<b>36,843.72</b>	<b>113.89</b>	<b>65,163.39</b>	<b>100.62</b>
<b>NOI - Net Operating Income</b>	<b>-4,493.89</b>	<b>-13.89</b>	<b>-400.06</b>	<b>-0.62</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	670.22	2.07	1,382.64	2.13
<b>Total Other Income</b>	<b>670.22</b>	<b>2.07</b>	<b>1,382.64</b>	<b>2.13</b>
<b>Net Other Income</b>	<b>670.22</b>	<b>2.07</b>	<b>1,382.64</b>	<b>2.13</b>
Total Income	33,020.05	102.07	66,145.97	102.13
Total Expense	36,843.72	113.89	65,163.39	100.62
<b>Net Income</b>	<b>-3,823.67</b>	<b>-11.82</b>	<b>982.58</b>	<b>1.52</b>