

Balance Sheet

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

As of: 03/31/2024

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	33,681.41
South Willow Creek 24 Month Bump CD #2	33,681.46
South Willow Creek 12 Month Bump CD #1	33,852.85
South Willow Creek University Savings	974.53
Checking - Cash in Bank	12,289.78
Savings/Reserve Account	25.94
Money Market / Capital Reserve	45,866.20
South Willow Creek 12 Month Bump CD #2	33,839.77
South Willow Creek University Money Market	64,633.09
Total Cash	258,845.03
TOTAL ASSETS	258,845.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,593.99
Total Liabilities	9,593.99
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	11,900.78
Calculated Prior Years Retained Earnings	-28,936.48
Total Capital	249,251.04
TOTAL LIABILITIES & CAPITAL	258,845.03

Income Statement

Welch Randall

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

As of: Mar 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
Operating Income & Expense				
Income				
Association Dues	32,125.00	99.82	96,141.27	99.17
Clubhouse / Pool	30.00	0.09	130.00	0.13
Fine & Violation	0.00	0.00	500.00	0.52
Interest Income	3.83	0.01	25.89	0.03
Late Fee	25.00	0.08	150.00	0.15
Total Operating Income	32,183.83	100.00	96,947.16	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	916.50	2.85	1,178.50	1.22
SWC - Comcast Cable	8,005.38	24.87	23,752.96	24.50
SWC - Clubhouse Cleaning	240.00	0.75	420.00	0.43
SWC - Clubhouse Expenses	0.00	0.00	82.81	0.09
SWC - Electricity	540.41	1.68	1,080.75	1.11
SWC - Waste Removal & Recycle	873.94	2.72	2,636.04	2.72
SWC - Gas	332.96	1.03	969.10	1.00
SWC - Grounds Clean Up	590.00	1.83	870.00	0.90
SWC - Property Insurance	0.00	0.00	10,610.49	10.94
SWC - Landscaping Services	3,500.00	10.88	16,250.00	16.76
SWC - Legal Fees	0.00	0.00	3,071.00	3.17
SWC - Office Expense	0.00	0.00	448.75	0.46
SWC - Sewer & Storm Drain	663.00	2.06	5,261.00	5.43
SWC - Snow Removal	0.00	0.00	0.00	0.00
SWC - Swimming Pool Cleaning - Maint.	405.00	1.26	405.00	0.42
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax Preparation	1,564.00	4.86	1,564.00	1.61
SWC - Water	2,997.38	9.31	8,887.96	9.17
SWC - Tree Spraying	0.00	0.00	5,583.60	5.76
Total South Willow	20,628.57	64.10	83,071.96	85.69

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Creek HOA				
Property Management				
Management Fee	1,350.00	4.19	4,050.00	4.18
Total Property Management	1,350.00	4.19	4,050.00	4.18
Bank Fees / Interest	0.00	0.00	20.00	0.02
Total Operating Expense	21,978.57	68.29	87,141.96	89.89
NOI - Net Operating Income	10,205.26	31.71	9,805.20	10.11
Other Income & Expense				
Other Income				
Interest on Bank Accounts	712.94	2.22	2,095.58	2.16
Total Other Income	712.94	2.22	2,095.58	2.16
Net Other Income	712.94	2.22	2,095.58	2.16
Total Income	32,896.77	102.22	99,042.74	102.16
Total Expense	21,978.57	68.29	87,141.96	89.89
Net Income	10,918.20	33.92	11,900.78	12.28