

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
South Willow Creek 18 Month CD #45	25,691.79
South Willow Creek 24 Month CD #46	35,810.89
South Willow Creek 12 Month CD #43	36,234.64
South Willow Creek Savings (Canyon View CU)	975.21
Checking - Cash in Bank	7,699.88
Savings/Reserve Account	25.94
Money Market / Capital Reserve	97,238.28
South Willow Creek 24 Month CD #40	36,008.28
South Willow Creek Money Market (Canyon View CU)	461.04
South Willow Creek 12 Month CD #44	35,876.49
Total Cash	276,022.44
TOTAL ASSETS	276,022.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,602.49
Total Liabilities	10,602.49
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	52,020.41
Calculated Prior Years Retained Earnings	-52,887.20
Total Capital	265,419.95
TOTAL LIABILITIES & CAPITAL	276,022.44

Income Statement

Welch Randall

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

As of: Aug 2025

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	33,404.95	99.66	277,116.31	99.62
Clubhouse / Pool	90.00	0.27	465.00	0.17
Fine & Violation	25.00	0.07	175.00	0.06
Interest Income	0.00	0.00	75.96	0.03
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	0.00	0.00	325.00	0.12
Total Operating Income	33,519.95	100.00	278,177.27	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	2,118.50	6.32	13,633.59	4.90
SWC - Comcast Cable	8,187.13	24.42	65,372.16	23.50
SWC - Clubhouse Cleaning	499.00	1.49	1,999.00	0.72
SWC - Clubhouse Expenses	67.43	0.20	348.03	0.13
SWC - Electricity	692.24	2.07	2,843.51	1.02
SWC - Waste Removal & Recycle	970.04	2.89	7,844.55	2.82
SWC - Gas	172.73	0.52	1,341.28	0.48
SWC - Grounds Clean Up	350.00	1.04	2,450.00	0.88
SWC - Property Insurance	3,800.92	11.34	30,407.36	10.93
SWC - Landscaping Services	4,232.70	12.63	33,210.86	11.94
SWC - Legal Fees	0.00	0.00	0.00	0.00
SWC - Office Expense	0.00	0.00	512.75	0.18
SWC - Sewer & Storm Drain	663.00	1.98	5,304.00	1.91
SWC - Sprinklers	580.00	1.73	9,775.00	3.51
SWC - Swimming Pool Cleaning - Maint.	1,065.52	3.18	3,649.43	1.31
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax Preparation	0.00	0.00	2,600.00	0.93
SWC - Water	5,984.25	17.85	30,915.91	11.11
SWC - Tree Spraying	0.00	0.00	6,199.30	2.23

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SWC - Other Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	0.00	0.00	2,880.00	1.04
Total South Willow Creek HOA	29,383.46	87.66	221,286.73	79.55
Property Management				
Management Fee	1,350.00	4.03	10,800.00	3.88
Total Property Management	1,350.00	4.03	10,800.00	3.88
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	30,733.46	91.69	232,086.73	83.43
NOI - Net Operating Income	2,786.49	8.31	46,090.54	16.57
Other Income & Expense				
Other Income				
Interest on Bank Accounts	776.59	2.32	5,929.87	2.13
Total Other Income	776.59	2.32	5,929.87	2.13
Net Other Income	776.59	2.32	5,929.87	2.13
Total Income	34,296.54	102.32	284,107.14	102.13
Total Expense	30,733.46	91.69	232,086.73	83.43
Net Income	3,563.08	10.63	52,020.41	18.70