

Balance Sheet

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

As of: 09/30/2025

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	25,778.64
South Willow Creek 24 Month CD #46	35,931.94
South Willow Creek 12 Month CD #43	36,376.20
South Willow Creek Savings (Canyon View CU)	975.25
Checking - Cash in Bank	5,774.86
Savings/Reserve Account	25.94
Money Market / Capital Reserve	105,735.84
South Willow Creek 24 Month CD #40	36,140.09
South Willow Creek Money Market (Canyon View CU)	461.33
South Willow Creek 12 Month CD #44	36,018.65
Total Cash	283,216.74
TOTAL ASSETS	283,216.74
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,627.49
Total Liabilities	11,627.49
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	58,189.71
Calculated Prior Years Retained Earnings	-52,887.20
Total Capital	271,589.25
TOTAL LIABILITIES & CAPITAL	283,216.74

Income Statement

Welch Randall

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

As of: Sep 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	35,670.66	99.65	312,786.97	99.62
Clubhouse / Pool	100.00	0.28	565.00	0.18
Fine & Violation	0.00	0.00	175.00	0.06
Interest Income	0.00	0.00	75.96	0.02
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	25.00	0.07	350.00	0.11
Total Operating Income	35,795.66	100.00	313,972.93	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	13,633.59	4.34
SWC - Comcast Cable	8,187.13	22.87	73,559.29	23.43
SWC - Clubhouse Cleaning	295.00	0.82	2,294.00	0.73
SWC - Clubhouse Expenses	98.55	0.28	446.58	0.14
SWC - Electricity	1,297.01	3.62	4,140.52	1.32
SWC - Waste Removal & Recycle	916.58	2.56	8,761.13	2.79
SWC - Gas	183.76	0.51	1,525.04	0.49
SWC - Grounds Clean Up	280.00	0.78	2,730.00	0.87
SWC - Property Insurance	3,800.92	10.62	34,208.28	10.90
SWC - Landscaping Services	4,472.70	12.50	37,683.56	12.00
SWC - Legal Fees	0.00	0.00	0.00	0.00
SWC - Office Expense	38.00	0.11	550.75	0.18
SWC - Sewer & Storm Drain	663.00	1.85	5,967.00	1.90
SWC - Sprinklers	1,340.00	3.74	11,115.00	3.54
SWC - Swimming Pool Cleaning - Maint.	1,215.95	3.40	4,865.38	1.55
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax Preparation	0.00	0.00	2,600.00	0.83
SWC - Water	6,274.08	17.53	37,189.99	11.84
SWC - Tree Spraying	0.00	0.00	6,199.30	1.97

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	0.92
Total South Willow Creek HOA	29,062.68	81.19	250,349.41	79.74
Property Management				
Management Fee	1,350.00	3.77	12,150.00	3.87
Total Property Management	1,350.00	3.77	12,150.00	3.87
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	30,412.68	84.96	262,499.41	83.61
 NOI - Net Operating Income	 5,382.98	 15.04	 51,473.52	 16.39
Other Income & Expense				
Other Income				
Interest on Bank Accounts	786.32	2.20	6,716.19	2.14
Total Other Income	786.32	2.20	6,716.19	2.14
 Net Other Income	 786.32	 2.20	 6,716.19	 2.14
 Total Income	 36,581.98	 102.20	 320,689.12	 102.14
Total Expense	30,412.68	84.96	262,499.41	83.61
 Net Income	 6,169.30	 17.23	 58,189.71	 18.53