

Balance Sheet

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

As of: 04/30/2026

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	26,380.49
South Willow Creek 18 Month CD #48	36,770.84
South Willow Creek 12 Month CD #43	37,269.81
South Willow Creek Savings (Canyon View CU)	975.53
Checking - Cash in Bank	17,487.51
Savings/Reserve Account	25.94
Money Market / Capital Reserve	74,630.64
South Willow Creek Money Market (Canyon View CU)	37,587.90
South Willow Creek 18 Month CD #47	36,894.72
Total Cash	268,023.38
TOTAL ASSETS	268,023.38
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,312.44
Total Liabilities	18,312.44
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	29,766.95
Calculated Prior Years Retained Earnings	-46,342.75
Total Capital	249,710.94
TOTAL LIABILITIES & CAPITAL	268,023.38

Income Statement

Welch Randall

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

As of: Apr 2026

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	36,083.00	99.70	146,713.00	99.53
Clubhouse / Pool	60.00	0.17	180.00	0.12
Fine & Violation	0.00	0.00	425.00	0.29
Interest Income	0.00	0.00	8.40	0.01
Late Fee	50.00	0.14	75.00	0.05
Total Operating Income	36,193.00	100.00	147,401.40	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	10,107.00	27.93	12,240.18	8.30
SWC - Comcast Cable	8,180.68	22.60	32,716.98	22.20
SWC - Clubhouse Cleaning	295.00	0.82	1,180.00	0.80
SWC - Clubhouse Expenses	0.00	0.00	773.16	0.52
SWC - Electricity	214.25	0.59	930.93	0.63
SWC - Waste Removal & Recycle	1,002.39	2.77	3,826.95	2.60
SWC - Gas	117.20	0.32	481.19	0.33
SWC - Grounds Clean Up	280.00	0.77	1,190.00	0.81
SWC - Property Insurance	3,763.58	10.40	15,054.32	10.21
SWC - Landscaping Services	5,820.00	16.08	17,720.00	12.02
SWC - Office Expense	0.00	0.00	193.75	0.13
SWC - Sewer & Storm Drain	665.00	1.84	2,658.00	1.80
SWC - Sprinklers	1,870.00	5.17	1,870.00	1.27
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	515.00	0.35
SWC - Tax Preparation	378.00	1.04	2,686.00	1.82
SWC - Water	3,106.44	8.58	12,678.20	8.60
SWC - Tree Spraying	0.00	0.00	7,637.50	5.18
SWC - Other Repairs	327.19	0.90	327.19	0.22
SWC - Tree/Bush Removal & Replace	325.00	0.90	325.00	0.22
Total South Willow Creek HOA	36,451.73	100.71	115,004.35	78.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,350.00	3.73	5,400.00	3.66
Total Property Management	1,350.00	3.73	5,400.00	3.66
Total Operating Expense	37,801.73	104.44	120,404.35	81.68
NOI - Net Operating Income	-1,608.73	-4.44	26,997.05	18.32
Other Income & Expense				
Other Income				
Interest on Bank Accounts	781.81	2.16	2,769.90	1.88
Total Other Income	781.81	2.16	2,769.90	1.88
Net Other Income	781.81	2.16	2,769.90	1.88
Total Income	36,974.81	102.16	150,171.30	101.88
Total Expense	37,801.73	104.44	120,404.35	81.68
Net Income	-826.92	-2.28	29,766.95	20.19