

Balance Sheet

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

As of: 08/31/2026

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	26,733.19
South Willow Creek 18 Month CD #48	37,192.27
South Willow Creek 12 Month CD #43	37,779.41
South Willow Creek Savings (Canyon View CU)	975.69
Checking - Cash in Bank	20,794.05
Savings/Reserve Account	25.94
Money Market / Capital Reserve	102,851.62
South Willow Creek Money Market (Canyon View CU)	37,767.39
South Willow Creek 18 Month CD #47	37,394.21
Total Cash	301,513.77
TOTAL ASSETS	301,513.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	20,263.95
Total Liabilities	20,263.95
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	61,305.83
Calculated Prior Years Retained Earnings	-46,342.75
Total Capital	281,249.82
TOTAL LIABILITIES & CAPITAL	301,513.77

Income Statement

Welch Randall LLC

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

As of: Aug 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	36,895.00	99.64	294,851.00	99.64
Clubhouse / Pool	110.00	0.30	520.00	0.18
Fine & Violation	0.00	0.00	425.00	0.14
Interest Income	0.00	0.00	21.68	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.07	100.00	0.03
Total Operating Income	37,030.00	100.00	295,917.68	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	23,810.34	8.05
SWC - Comcast Cable	0.00	0.00	57,918.10	19.57
SWC - Clubhouse Cleaning	295.00	0.80	2,360.00	0.80
SWC - Clubhouse Expenses	0.00	0.00	1,135.37	0.38
SWC - Electricity	619.14	1.67	2,702.61	0.91
SWC - Waste Removal & Recycle	1,015.90	2.74	7,970.50	2.69
SWC - Gas	227.39	0.61	1,150.91	0.39
SWC - Grounds Clean Up	350.00	0.95	2,450.00	0.83
SWC - Property Insurance	3,763.58	10.16	30,108.64	10.17
SWC - Landscaping Services	6,994.33	18.89	40,192.32	13.58
SWC - Office Expense	0.00	0.00	527.25	0.18
SWC - Sewer & Storm Drain	665.00	1.80	5,318.00	1.80
SWC - Sprinklers	0.00	0.00	6,885.00	2.33
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	2,263.06	0.76
SWC - Tax Preparation	0.00	0.00	2,686.00	0.91
SWC - Water	5,942.10	16.05	31,902.82	10.78
SWC - Tree Spraying	0.00	0.00	7,637.50	2.58
SWC - Other Repairs	0.00	0.00	603.87	0.20
SWC - Tree/Bush Removal & Replace	-295.00	-0.80	1,428.23	0.48
Total South Willow Creek HOA	19,577.44	52.87	229,050.52	77.40
Property Management				
Management Fee	1,350.00	3.65	10,800.00	3.65
Total Property Management	1,350.00	3.65	10,800.00	3.65
Bank Fees / Interest	0.00	0.00	20.00	0.01
Total Operating Expense	20,927.44	56.51	239,870.52	81.06
NOI - Net Operating Income	16,102.56	43.49	56,047.16	18.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	674.61	1.82	5,258.67	1.78
Total Other Income	674.61	1.82	5,258.67	1.78
Net Other Income	674.61	1.82	5,258.67	1.78
Total Income	37,704.61	101.82	301,176.35	101.78
Total Expense	20,927.44	56.51	239,870.52	81.06
Net Income	16,777.17	45.31	61,305.83	20.72