Balance Sheet

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

As of: 02/28/2025

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	35,078.47
South Willow Creek 24 Month Bump CD #2	35,078.52
South Willow Creek 12 Month CD #43	35,418.99
South Willow Creek University Savings	974.97
Checking - Cash in Bank	15,989.70
Savings/Reserve Account	25.94
Money Market / Capital Reserve	48,589.16
South Willow Creek 24 Month CD	35,248.19
South Willow Creek University Money Market	461.75
South Willow Creek 12 Month CD #44 (University Credit Union)	35,068.89
Total Cash	**241,934.58**
TOTAL ASSETS	**241,934.58**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,197.49
Total Liabilities	**12,197.49**
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	16,837.55
Calculated Prior Years Retained Earnings	-53,387.20
Total Capital	**229,737.09**
TOTAL LIABILITIES & CAPITAL	**241,934.58**

Income Statement

Welch Randall

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

As of: Feb 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	35,040.30	99.87	67,865.30	99.58
Clubhouse / Pool	40.00	0.11	115.00	0.17
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	4.65	0.01	45.91	0.07
Late Fee	0.00	0.00	125.00	0.18
Total Operating Income	**35,084.95**	**100.00**	**68,151.21**	**100.00**
Expense				
South Willow Creek HOA				
SWC - Building Repairs	226.89	0.65	226.89	0.33
SWC - Comcast Cable	8,182.55	23.32	16,369.64	24.02
SWC - Clubhouse Cleaning	240.00	0.68	480.00	0.70
SWC - Clubhouse Expenses	0.00	0.00	0.00	0.00
SWC - Electricity	282.16	0.80	544.30	0.80
SWC - Waste Removal & Recycle	986.04	2.81	2,005.91	2.94
SWC - Gas	175.05	0.50	321.32	0.47
SWC - Grounds Clean Up	350.00	1.00	630.00	0.92
SWC - Property Insurance	3,800.92	10.83	7,601.84	11.15
SWC - Landscaping Services	4,250.00	12.11	8,500.00	12.47
SWC - Legal Fees	0.00	0.00	0.00	0.00
SWC - Office Expense	0.00	0.00	-12.00	-0.02
SWC - Sewer & Storm Drain	663.00	1.89	1,326.00	1.95
SWC - Water	3,003.24	8.56	5,852.65	8.59
SWC - Tree Spraying	6,199.30	17.67	6,199.30	9.10
Total South Willow Creek HOA	**28,359.15**	**80.83**	**50,045.85**	**73.43**
Property Management				
Management Fee	1,350.00	3.85	2,700.00	3.96
Total Property Management	**1,350.00**	**3.85**	**2,700.00**	**3.96**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	**29,709.15**	**84.68**	**52,745.85**	**77.40**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**5,375.80**	**15.32**	**15,405.36**	**22.60**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	719.07	2.05	1,432.19	2.10
Total Other Income	**719.07**	**2.05**	**1,432.19**	**2.10**
Net Other Income	**719.07**	**2.05**	**1,432.19**	**2.10**
Total Income	35,804.02	102.05	69,583.40	102.10
Total Expense	29,709.15	84.68	52,745.85	77.40
Net Income	**6,094.87**	**17.37**	**16,837.55**	**24.71**