Balance Sheet

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

As of: 01/31/2025

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	34,947.57
South Willow Creek 24 Month Bump CD #2	34,947.62
South Willow Creek 12 Month CD #43	35,281.15
South Willow Creek University Savings	974.93
Checking - Cash in Bank	19,106.85
Savings/Reserve Account	25.94
Money Market / Capital Reserve	40,202.10
South Willow Creek 24 Month CD	35,119.63
South Willow Creek University Money Market	461.46
South Willow Creek 12 Month CD #44 (University Credit Union)	34,932.41
Total Cash	**235,999.66**
TOTAL ASSETS	**235,999.66**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,587.44
Total Liabilities	**12,587.44**
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	10,512.68
Calculated Prior Years Retained Earnings	-53,387.20
Total Capital	**223,412.22**
TOTAL LIABILITIES & CAPITAL	**235,999.66**

Income Statement

Welch Randall

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

As of: Jan 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	32,575.00	99.20	32,575.00	99.20
Clubhouse / Pool	95.00	0.29	95.00	0.29
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	41.26	0.13	41.26	0.13
Late Fee	125.00	0.38	125.00	0.38
Total Operating Income	**32,836.26**	**100.00**	**32,836.26**	**100.00**
Expense				
South Willow Creek HOA				
SWC - Comcast Cable	8,187.09	24.93	8,187.09	24.93
SWC - Clubhouse Cleaning	240.00	0.73	240.00	0.73
SWC - Electricity	262.14	0.80	262.14	0.80
SWC - Waste Removal & Recycle	1,019.87	3.11	1,019.87	3.11
SWC - Gas	146.27	0.45	146.27	0.45
SWC - Grounds Clean Up	280.00	0.85	280.00	0.85
SWC - Property Insurance	3,800.92	11.58	3,800.92	11.58
SWC - Landscaping Services	4,250.00	12.94	4,250.00	12.94
SWC - Legal Fees	0.00	0.00	0.00	0.00
SWC - Office Expense	-12.00	-0.04	-12.00	-0.04
SWC - Sewer & Storm Drain	663.00	2.02	663.00	2.02
SWC - Water	2,849.41	8.68	2,849.41	8.68
SWC - Tree Spraying	0.00	0.00	0.00	0.00
Total South Willow Creek HOA	**21,686.70**	**66.04**	**21,686.70**	**66.04**
Property Management				
Management Fee	1,350.00	4.11	1,350.00	4.11
Total Property Management	**1,350.00**	**4.11**	**1,350.00**	**4.11**
Total Operating Expense	**23,036.70**	**70.16**	**23,036.70**	**70.16**
NOI - Net Operating Income	**9,799.56**	**29.84**	**9,799.56**	**29.84**

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	713.12	2.17	713.12	2.17
Total Other Income	**713.12**	**2.17**	**713.12**	**2.17**
Net Other Income	**713.12**	**2.17**	**713.12**	**2.17**
Total Income	33,549.38	102.17	33,549.38	102.17
Total Expense	23,036.70	70.16	23,036.70	70.16
Net Income	**10,512.68**	**32.02**	**10,512.68**	**32.02**