

## Balance Sheet

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

**As of:** 07/31/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                                     | Balance           |
|--------------------------------------------------|-------------------|
| <b>ASSETS</b>                                    |                   |
| <b>Cash</b>                                      |                   |
| South Willow Creek 18 Month CD #45               | 25,605.24         |
| South Willow Creek 24 Month CD #46               | 35,690.25         |
| South Willow Creek 12 Month CD #43               | 36,093.63         |
| South Willow Creek Savings (Canyon View CU)      | 975.17            |
| Checking - Cash in Bank                          | 11,733.34         |
| Savings/Reserve Account                          | 25.94             |
| Money Market / Capital Reserve                   | 90,866.17         |
| South Willow Creek 24 Month CD #40               | 35,876.95         |
| South Willow Creek Money Market (Canyon View CU) | 460.75            |
| South Willow Creek 12 Month CD #44               | 35,736.87         |
| <b>Total Cash</b>                                | <b>273,064.31</b> |
| <b>TOTAL ASSETS</b>                              | <b>273,064.31</b> |
| <b>LIABILITIES &amp; CAPITAL</b>                 |                   |
| <b>Liabilities</b>                               |                   |
| Prepaid Rent                                     | 11,207.44         |
| <b>Total Liabilities</b>                         | <b>11,207.44</b>  |
| <b>Capital</b>                                   |                   |
| Retained Earnings                                | 266,286.74        |
| Calculated Retained Earnings                     | 48,457.33         |
| Calculated Prior Years Retained Earnings         | -52,887.20        |
| <b>Total Capital</b>                             | <b>261,856.87</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>           | <b>273,064.31</b> |

## Income Statement

Welch Randall

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

As of: Jul 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Income</b>                         |                  |                     |                   |                        |
| Association Dues                      | 35,975.00        | 99.47               | 243,711.36        | 99.61                  |
| Clubhouse / Pool                      | 70.00            | 0.19                | 375.00            | 0.15                   |
| Fine & Violation                      | 0.00             | 0.00                | 150.00            | 0.06                   |
| Interest Income                       | 0.00             | 0.00                | 75.96             | 0.03                   |
| NSF Fees Collected                    | 20.00            | 0.06                | 20.00             | 0.01                   |
| Late Fee                              | 100.00           | 0.28                | 325.00            | 0.13                   |
| <b>Total Operating Income</b>         | <b>36,165.00</b> | <b>100.00</b>       | <b>244,657.32</b> | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>South Willow Creek HOA</b>         |                  |                     |                   |                        |
| SWC - Building Repairs                | 10,411.96        | 28.79               | 11,515.09         | 4.71                   |
| SWC - Comcast Cable                   | 8,075.83         | 22.33               | 57,185.03         | 23.37                  |
| SWC - Clubhouse Cleaning              | 180.00           | 0.50                | 1,500.00          | 0.61                   |
| SWC - Clubhouse Expenses              | 123.21           | 0.34                | 280.60            | 0.11                   |
| SWC - Electricity                     | 11.66            | 0.03                | 2,151.27          | 0.88                   |
| SWC - Waste Removal & Recycle         | 903.72           | 2.50                | 6,874.51          | 2.81                   |
| SWC - Gas                             | 359.24           | 0.99                | 1,168.55          | 0.48                   |
| SWC - Grounds Clean Up                | 280.00           | 0.77                | 2,100.00          | 0.86                   |
| SWC - Property Insurance              | 3,800.92         | 10.51               | 26,606.44         | 10.87                  |
| SWC - Landscaping Services            | 7,480.00         | 20.68               | 28,978.16         | 11.84                  |
| SWC - Legal Fees                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| SWC - Office Expense                  | 0.00             | 0.00                | 512.75            | 0.21                   |
| SWC - Sewer & Storm Drain             | 663.00           | 1.83                | 4,641.00          | 1.90                   |
| SWC - Sprinklers                      | 1,480.00         | 4.09                | 9,195.00          | 3.76                   |
| SWC - Swimming Pool Cleaning - Maint. | 1,538.79         | 4.25                | 2,583.91          | 1.06                   |
| SWC - Swimming Pool Supplies          | 0.00             | 0.00                | 0.00              | 0.00                   |
| SWC - Tax Preparation                 | 0.00             | 0.00                | 2,600.00          | 1.06                   |
| SWC - Water                           | 5,359.84         | 14.82               | 24,931.66         | 10.19                  |
| SWC - Tree Spraying                   | 0.00             | 0.00                | 6,199.30          | 2.53                   |

## 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<br>Removal & Replace      | 0.00                 | 0.00                | 2,880.00             | 1.18                   |
| <b>Total South Willow<br/>Creek HOA</b>   | <b>40,668.17</b>     | <b>112.45</b>       | <b>191,903.27</b>    | <b>78.44</b>           |
| <b>Property Management</b>                |                      |                     |                      |                        |
| Management Fee                            | 1,350.00             | 3.73                | 9,450.00             | 3.86                   |
| <b>Total Property<br/>Management</b>      | <b>1,350.00</b>      | <b>3.73</b>         | <b>9,450.00</b>      | <b>3.86</b>            |
| Bank Fees / Interest                      | 0.00                 | 0.00                | 0.00                 | 0.00                   |
| <b>Total Operating<br/>Expense</b>        | <b>42,018.17</b>     | <b>116.18</b>       | <b>201,353.27</b>    | <b>82.30</b>           |
| <br><b>NOI - Net Operating<br/>Income</b> | <br><b>-5,853.17</b> | <br><b>-16.18</b>   | <br><b>43,304.05</b> | <br><b>17.70</b>       |
| <br><b>Other Income &amp; Expense</b>     |                      |                     |                      |                        |
| <b>Other Income</b>                       |                      |                     |                      |                        |
| Interest on Bank<br>Accounts              | 748.23               | 2.07                | 5,153.28             | 2.11                   |
| <b>Total Other Income</b>                 | <b>748.23</b>        | <b>2.07</b>         | <b>5,153.28</b>      | <b>2.11</b>            |
| <br><b>Net Other Income</b>               | <br><b>748.23</b>    | <br><b>2.07</b>     | <br><b>5,153.28</b>  | <br><b>2.11</b>        |
| <br>Total Income                          | <br>36,913.23        | <br>102.07          | <br>249,810.60       | <br>102.11             |
| Total Expense                             | 42,018.17            | 116.18              | 201,353.27           | 82.30                  |
| <br>Net Income                            | <br><b>-5,104.94</b> | <br><b>-14.12</b>   | <br><b>48,457.33</b> | <br><b>19.81</b>       |