Balance Sheet

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

As of: 07/31/2026

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	26,643.13
South Willow Creek 18 Month CD #48	37,068.54
South Willow Creek 12 Month CD #43	37,649.27
South Willow Creek Savings (Canyon View CU)	975.65
Checking - Cash in Bank	14,092.98
Savings/Reserve Account	25.94
Money Market / Capital Reserve	93,118.06
South Willow Creek Money Market (Canyon View CU)	37,714.86
South Willow Creek 18 Month CD #47	37,266.66
Total Cash	**284,555.09**
TOTAL ASSETS	**284,555.09**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	20,082.44
Total Liabilities	**20,082.44**
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	44,528.66
Calculated Prior Years Retained Earnings	-46,342.75
Total Capital	**264,472.65**
TOTAL LIABILITIES & CAPITAL	**284,555.09**

Income Statement

Welch Randall LLC

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

As of: Jul 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	37,170.00	99.71	257,956.00	99.64
Clubhouse / Pool	75.00	0.20	410.00	0.16
Fine & Violation	0.00	0.00	425.00	0.16
Interest Income	8.85	0.02	21.68	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.07	75.00	0.03
Total Operating Income	**37,278.85**	**100.00**	**258,887.68**	**100.00**
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	23,810.34	9.20
SWC - Comcast Cable	8,508.10	22.82	57,918.10	22.37
SWC - Clubhouse Cleaning	295.00	0.79	2,065.00	0.80
SWC - Clubhouse Expenses	185.38	0.50	1,135.37	0.44
SWC - Electricity	560.51	1.50	2,083.47	0.80
SWC - Waste Removal & Recycle	1,032.64	2.77	6,954.60	2.69
SWC - Gas	311.15	0.83	923.52	0.36
SWC - Grounds Clean Up	280.00	0.75	2,100.00	0.81
SWC - Property Insurance	3,763.58	10.10	26,345.06	10.18
SWC - Landscaping Services	6,029.33	16.17	33,197.99	12.82
SWC - Office Expense	0.00	0.00	527.25	0.20
SWC - Sewer & Storm Drain	665.00	1.78	4,653.00	1.80
SWC - Sprinklers	1,670.00	4.48	6,885.00	2.66
SWC - Swimming Pool Cleaning - Maint.	1,748.06	4.69	2,263.06	0.87
SWC - Tax Preparation	0.00	0.00	2,686.00	1.04
SWC - Water	7,233.76	19.40	25,960.72	10.03
SWC - Tree Spraying	0.00	0.00	7,637.50	2.95
SWC - Other Repairs	0.00	0.00	603.87	0.23
SWC - Tree/Bush Removal & Replace	298.23	0.80	1,723.23	0.67

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total South Willow Creek HOA	**32,580.74**	**87.40**	**209,473.08**	**80.91**
Property Management				
Management Fee	1,350.00	3.62	9,450.00	3.65
Total Property Management	**1,350.00**	**3.62**	**9,450.00**	**3.65**
Bank Fees / Interest	0.00	0.00	20.00	0.01
Total Operating Expense	**33,930.74**	**91.02**	**218,943.08**	**84.57**
NOI - Net Operating Income	**3,348.11**	**8.98**	**39,944.60**	**15.43**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	639.24	1.71	4,584.06	1.77
Total Other Income	**639.24**	**1.71**	**4,584.06**	**1.77**
Net Other Income	**639.24**	**1.71**	**4,584.06**	**1.77**
Total Income	37,918.09	101.71	263,471.74	101.77
Total Expense	33,930.74	91.02	218,943.08	84.57
Net Income	**3,987.35**	**10.70**	**44,528.66**	**17.20**