

## Balance Sheet

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

**As of:** 06/30/2025

**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               | 25,521.75         |
| South Willow Creek 24 Month CD #46               | 35,573.88         |
| South Willow Creek 12 Month CD #43               | 35,957.68         |
| South Willow Creek Savings (Canyon View CU)      | 975.13            |
| Checking - Cash in Bank                          | 15,869.51         |
| Savings/Reserve Account                          | 25.94             |
| Money Market / Capital Reserve                   | 92,382.32         |
| South Willow Creek 24 Month CD #40               | 35,750.31         |
| South Willow Creek Money Market (Canyon View CU) | 460.47            |
| South Willow Creek 12 Month CD #44               | 35,602.26         |
| <b>Total Cash</b>                                | <b>278,119.25</b> |
| <b>TOTAL ASSETS</b>                              | <b>278,119.25</b> |
| <b>LIABILITIES &amp; CAPITAL</b>                 |                   |
| <b>Liabilities</b>                               |                   |
| Prepaid Rent                                     | 11,157.44         |
| <b>Total Liabilities</b>                         | <b>11,157.44</b>  |
| <b>Capital</b>                                   |                   |
| Retained Earnings                                | 266,286.74        |
| Calculated Retained Earnings                     | 53,562.27         |
| Calculated Prior Years Retained Earnings         | -52,887.20        |
| <b>Total Capital</b>                             | <b>266,961.81</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>           | <b>278,119.25</b> |

## Income Statement

Welch Randall

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

As of: Jun 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                      | 36,656.11        | 99.67               | 207,736.36        | 99.64                  |
| Clubhouse / Pool                      | 70.00            | 0.19                | 305.00            | 0.15                   |
| Fine & Violation                      | 50.00            | 0.14                | 150.00            | 0.07                   |
| Interest Income                       | 0.00             | 0.00                | 75.96             | 0.04                   |
| Late Fee                              | 0.00             | 0.00                | 225.00            | 0.11                   |
| <b>Total Operating Income</b>         | <b>36,776.11</b> | <b>100.00</b>       | <b>208,492.32</b> | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>South Willow Creek HOA</b>         |                  |                     |                   |                        |
| SWC - Building Repairs                | 375.00           | 1.02                | 1,103.13          | 0.53                   |
| SWC - Comcast Cable                   | 8,184.89         | 22.26               | 49,109.20         | 23.55                  |
| SWC - Clubhouse Cleaning              | 240.00           | 0.65                | 1,320.00          | 0.63                   |
| SWC - Clubhouse Expenses              | 0.00             | 0.00                | 157.39            | 0.08                   |
| SWC - Electricity                     | 863.57           | 2.35                | 2,139.61          | 1.03                   |
| SWC - Waste Removal & Recycle         | 1,333.92         | 3.63                | 5,970.79          | 2.86                   |
| SWC - Gas                             | 46.57            | 0.13                | 809.31            | 0.39                   |
| SWC - Grounds Clean Up                | 280.00           | 0.76                | 1,820.00          | 0.87                   |
| SWC - Property Insurance              | 3,800.92         | 10.34               | 22,805.52         | 10.94                  |
| SWC - Landscaping Services            | 4,472.70         | 12.16               | 21,498.16         | 10.31                  |
| SWC - Legal Fees                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| SWC - Office Expense                  | 169.75           | 0.46                | 512.75            | 0.25                   |
| SWC - Sewer & Storm Drain             | 663.00           | 1.80                | 3,978.00          | 1.91                   |
| SWC - Sprinklers                      | 7,715.00         | 20.98               | 7,715.00          | 3.70                   |
| SWC - Swimming Pool Cleaning - Maint. | 530.12           | 1.44                | 1,045.12          | 0.50                   |
| SWC - Tax Preparation                 | 0.00             | 0.00                | 2,600.00          | 1.25                   |
| SWC - Water                           | 4,421.17         | 12.02               | 19,571.82         | 9.39                   |
| SWC - Tree Spraying                   | 0.00             | 0.00                | 6,199.30          | 2.97                   |
| SWC - Other Repairs                   | 0.00             | 0.00                | 0.00              | 0.00                   |
| SWC - Tree/Bush Removal & Replace     | 320.00           | 0.87                | 2,880.00          | 1.38                   |

## Income Statement

| Account Name                          | Selected Month      | % of Selected Month | Year to Month End    | % of Year to Month End |
|---------------------------------------|---------------------|---------------------|----------------------|------------------------|
| <b>Total South Willow Creek HOA</b>   | 33,416.61           | 90.86               | 151,235.10           | 72.54                  |
| <b>Property Management</b>            |                     |                     |                      |                        |
| Management Fee                        | 1,350.00            | 3.67                | 8,100.00             | 3.89                   |
| <b>Total Property Management</b>      | 1,350.00            | 3.67                | 8,100.00             | 3.89                   |
| Bank Fees / Interest                  | 0.00                | 0.00                | 0.00                 | 0.00                   |
| <b>Total Operating Expense</b>        | 34,766.61           | 94.54               | 159,335.10           | 76.42                  |
| <br><b>NOI - Net Operating Income</b> | <br>2,009.50        | <br>5.46            | <br>49,157.22        | <br>23.58              |
| <br><b>Other Income &amp; Expense</b> |                     |                     |                      |                        |
| <b>Other Income</b>                   |                     |                     |                      |                        |
| Interest on Bank Accounts             | 755.49              | 2.05                | 4,405.05             | 2.11                   |
| <b>Total Other Income</b>             | 755.49              | 2.05                | 4,405.05             | 2.11                   |
| <br><b>Net Other Income</b>           | <br>755.49          | <br>2.05            | <br>4,405.05         | <br>2.11               |
| <br>Total Income                      | 37,531.60           | 102.05              | 212,897.37           | 102.11                 |
| Total Expense                         | 34,766.61           | 94.54               | 159,335.10           | 76.42                  |
| <br><b>Net Income</b>                 | <br><b>2,764.99</b> | <br><b>7.52</b>     | <br><b>53,562.27</b> | <br><b>25.69</b>       |