Balance Sheet

Properties: South Willow Creek HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405
As of: 06/30/2026
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	26,556.26
South Willow Creek 18 Month CD #48	36,949.19
South Willow Creek 12 Month CD #43	37,523.75
South Willow Creek Savings (Canyon View CU)	975.61
Checking - Cash in Bank	20,137.87
Savings/Reserve Account	25.94
Money Market / Capital Reserve	83,401.40
South Willow Creek Money Market (Canyon View CU)	37,664.09
South Willow Creek 18 Month CD #47	37,143.63
Total Cash	**280,377.74**
TOTAL ASSETS	**280,377.74**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	19,892.44
Total Liabilities	**19,892.44**
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	40,541.31
Calculated Prior Years Retained Earnings	-46,342.75
Total Capital	**260,485.30**
TOTAL LIABILITIES & CAPITAL	**280,377.74**

Income Statement

Welch Randall LLC

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

As of: Jun 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	36,878.00	99.80	220,786.00	99.63
Clubhouse / Pool	45.00	0.12	335.00	0.15
Fine & Violation	0.00	0.00	425.00	0.19
Interest Income	4.43	0.01	12.83	0.01
Late Fee	25.00	0.07	50.00	0.02
Total Operating Income	**36,952.43**	**100.00**	**221,608.83**	**100.00**
Expense				
South Willow Creek HOA				
SWC - Building Repairs	10,636.92	28.79	23,810.34	10.74
SWC - Comcast Cable	8,512.34	23.04	49,410.00	22.30
SWC - Clubhouse Cleaning	295.00	0.80	1,770.00	0.80
SWC - Clubhouse Expenses	0.00	0.00	949.99	0.43
SWC - Electricity	327.56	0.89	1,522.96	0.69
SWC - Waste Removal & Recycle	1,051.55	2.85	5,921.96	2.67
SWC - Gas	59.19	0.16	612.37	0.28
SWC - Grounds Clean Up	280.00	0.76	1,820.00	0.82
SWC - Property Insurance	3,763.58	10.18	22,581.48	10.19
SWC - Landscaping Services	4,410.00	11.93	27,168.66	12.26
SWC - Office Expense	0.00	0.00	527.25	0.24
SWC - Sewer & Storm Drain	665.00	1.80	3,988.00	1.80
SWC - Sprinklers	0.00	0.00	5,215.00	2.35
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	515.00	0.23
SWC - Tax Preparation	0.00	0.00	2,686.00	1.21
SWC - Water	2,566.66	6.95	18,726.96	8.45
SWC - Tree Spraying	0.00	0.00	7,637.50	3.45
SWC - Other Repairs	0.00	0.00	603.87	0.27
SWC - Tree/Bush Removal & Replace	0.00	0.00	1,425.00	0.64
Total South Willow Creek HOA	**32,567.80**	**88.13**	**176,892.34**	**79.82**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,350.00	3.65	8,100.00	3.66
Total Property Management	**1,350.00**	**3.65**	**8,100.00**	**3.66**
Bank Fees / Interest	0.00	0.00	20.00	0.01
Total Operating Expense	**33,917.80**	**91.79**	**185,012.34**	**83.49**
NOI - Net Operating Income	**3,034.63**	**8.21**	**36,596.49**	**16.51**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	641.32	1.74	3,944.82	1.78
Total Other Income	**641.32**	**1.74**	**3,944.82**	**1.78**
Net Other Income	**641.32**	**1.74**	**3,944.82**	**1.78**
Total Income	37,593.75	101.74	225,553.65	101.78
Total Expense	33,917.80	91.79	185,012.34	83.49
Net Income	**3,675.95**	**9.95**	**40,541.31**	**18.29**