

## Balance Sheet

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

**As of:** 03/31/2025

**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 24 Month Bump CD #1                       | 35,197.14         |
| South Willow Creek 24 Month Bump CD #2                       | 35,197.19         |
| South Willow Creek 12 Month CD #43                           | 35,543.98         |
| South Willow Creek University Savings                        | 975.01            |
| Checking - Cash in Bank                                      | 13,798.10         |
| Savings/Reserve Account                                      | 25.94             |
| Money Market / Capital Reserve                               | 57,006.04         |
| South Willow Creek 24 Month CD                               | 35,364.73         |
| South Willow Creek University Money Market                   | 462.02            |
| South Willow Creek 12 Month CD #44 (University Credit Union) | 35,192.64         |
| <b>Total Cash</b>                                            | <b>248,762.79</b> |
| <b>TOTAL ASSETS</b>                                          | <b>248,762.79</b> |
| <b>LIABILITIES &amp; CAPITAL</b>                             |                   |
| <b>Liabilities</b>                                           |                   |
| Prepaid Rent                                                 | 9,292.49          |
| <b>Total Liabilities</b>                                     | <b>9,292.49</b>   |
| <b>Capital</b>                                               |                   |
| Retained Earnings                                            | 266,286.74        |
| Calculated Retained Earnings                                 | 26,570.76         |
| Calculated Prior Years Retained Earnings                     | -53,387.20        |
| <b>Total Capital</b>                                         | <b>239,470.30</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>                       | <b>248,762.79</b> |

## Income Statement

Welch Randall

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

As of: Mar 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                      | 33,845.00        | 99.88               | 102,170.30        | 99.68                  |
| Clubhouse / Pool                      | 40.00            | 0.12                | 155.00            | 0.15                   |
| Fine & Violation                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| Interest Income                       | 0.00             | 0.00                | 45.91             | 0.04                   |
| Late Fee                              | 0.00             | 0.00                | 125.00            | 0.12                   |
| <b>Total Operating Income</b>         | <b>33,885.00</b> | <b>100.00</b>       | <b>102,496.21</b> | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>South Willow Creek HOA</b>         |                  |                     |                   |                        |
| SWC - Building Repairs                | 0.00             | 0.00                | 226.89            | 0.22                   |
| SWC - Comcast Cable                   | 8,184.89         | 24.15               | 24,554.53         | 23.96                  |
| SWC - Clubhouse Cleaning              | 180.00           | 0.53                | 660.00            | 0.64                   |
| SWC - Clubhouse Expenses              | 33.56            | 0.10                | 33.56             | 0.03                   |
| SWC - Electricity                     | 257.43           | 0.76                | 801.73            | 0.78                   |
| SWC - Waste Removal & Recycle         | 829.70           | 2.45                | 2,835.61          | 2.77                   |
| SWC - Gas                             | 207.08           | 0.61                | 528.40            | 0.52                   |
| SWC - Grounds Clean Up                | 280.00           | 0.83                | 910.00            | 0.89                   |
| SWC - Property Insurance              | 3,800.92         | 11.22               | 11,402.76         | 11.13                  |
| SWC - Landscaping Services            | 3,500.00         | 10.33               | 12,000.00         | 11.71                  |
| SWC - Legal Fees                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| SWC - Office Expense                  | 355.00           | 1.05                | 343.00            | 0.33                   |
| SWC - Sewer & Storm Drain             | 663.00           | 1.96                | 1,989.00          | 1.94                   |
| SWC - Swimming Pool Cleaning - Maint. | 515.00           | 1.52                | 515.00            | 0.50                   |
| SWC - Tax Preparation                 | 2,222.00         | 6.56                | 2,222.00          | 2.17                   |
| SWC - Water                           | 2,920.02         | 8.62                | 8,772.67          | 8.56                   |
| SWC - Tree Spraying                   | 0.00             | 0.00                | 6,199.30          | 6.05                   |
| <b>Total South Willow Creek HOA</b>   | <b>23,948.60</b> | <b>70.68</b>        | <b>73,994.45</b>  | <b>72.19</b>           |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 1,350.00         | 3.98                | 4,050.00          | 3.95                   |
| <b>Total Property Management</b>      | <b>1,350.00</b>  | <b>3.98</b>         | <b>4,050.00</b>   | <b>3.95</b>            |
| Bank Fees / Interest                  | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Expense</b>        | <b>25,298.60</b> | <b>74.66</b>        | <b>78,044.45</b>  | <b>76.14</b>           |
| <b>NOI - Net Operating Income</b>     | <b>8,586.40</b>  | <b>25.34</b>        | <b>24,451.76</b>  | <b>23.86</b>           |
| <b>Other Income &amp; Expense</b>     |                  |                     |                   |                        |
| <b>Other Income</b>                   |                  |                     |                   |                        |
| Interest on Bank Accounts             | 686.81           | 2.03                | 2,119.00          | 2.07                   |
| <b>Total Other Income</b>             | <b>686.81</b>    | <b>2.03</b>         | <b>2,119.00</b>   | <b>2.07</b>            |

## Income Statement

| Account Name     | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|------------------|----------------|---------------------|-------------------|------------------------|
| Net Other Income | 686.81         | 2.03                | 2,119.00          | 2.07                   |
| Total Income     | 34,571.81      | 102.03              | 104,615.21        | 102.07                 |
| Total Expense    | 25,298.60      | 74.66               | 78,044.45         | 76.14                  |
| Net Income       | 9,273.21       | 27.37               | 26,570.76         | 25.92                  |