Balance Sheet

Properties: South Willow Creek HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405
As of: 05/31/2025
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	25,435.77
South Willow Creek 24 Month CD #46	35,454.04
South Willow Creek 12 Month CD #43	35,817.75
South Willow Creek Savings (Canyon View CU)	975.09
Checking - Cash in Bank	18,718.06
Savings/Reserve Account	25.94
Money Market / Capital Reserve	83,908.85
South Willow Creek 24 Month CD #40	35,619.92
South Willow Creek Money Market (Canyon View CU)	460.18
South Willow Creek 12 Month CD #44	35,463.71
Total Cash	**271,879.31**
TOTAL ASSETS	**271,879.31**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,682.49
Total Liabilities	**7,682.49**
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	50,797.28
Calculated Prior Years Retained Earnings	-52,887.20
Total Capital	**264,196.82**
TOTAL LIABILITIES & CAPITAL	**271,879.31**

Income Statement

Welch Randall

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

As of: May 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
Operating Income & Expense				
Income				
Association Dues	34,989.95	99.30	171,080.25	99.63
Clubhouse / Pool	40.00	0.11	235.00	0.14
Fine & Violation	75.00	0.21	100.00	0.06
Interest Income	30.05	0.09	75.96	0.04
Late Fee	100.00	0.28	225.00	0.13
Total Operating Income	**35,235.00**	**100.00**	**171,716.21**	**100.00**
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	728.13	0.42
SWC - Comcast Cable	8,184.89	23.23	40,924.31	23.83
SWC - Clubhouse Cleaning	0.00	0.00	1,080.00	0.63
SWC - Clubhouse Expenses	123.83	0.35	157.39	0.09
SWC - Electricity	0.00	0.00	1,276.04	0.74
SWC - Waste Removal & Recycle	901.14	2.56	4,636.87	2.70
SWC - Gas	83.15	0.24	762.74	0.44
SWC - Grounds Clean Up	350.00	0.99	1,540.00	0.90
SWC - Property Insurance	3,800.92	10.79	19,004.60	11.07
SWC - Landscaping Services	5,205.40	14.77	17,025.46	9.91
SWC - Legal Fees	0.00	0.00	0.00	0.00
SWC - Office Expense	0.00	0.00	343.00	0.20
SWC - Sewer & Storm Drain	663.00	1.88	3,315.00	1.93
SWC - Sprinklers	0.00	0.00	0.00	0.00
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	515.00	0.30
SWC - Tax Preparation	0.00	0.00	2,600.00	1.51
SWC - Water	3,343.46	9.49	15,150.65	8.82
SWC - Tree Spraying	0.00	0.00	6,199.30	3.61
SWC - Other Repairs	0.00	0.00	0.00	0.00
SWC - Tree/Bush Removal & Replace	2,560.00	7.27	2,560.00	1.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total South Willow Creek HOA	**25,215.79**	**71.56**	**117,818.49**	**68.61**
Property Management				
Management Fee	1,350.00	3.83	6,750.00	3.93
Total Property Management	**1,350.00**	**3.83**	**6,750.00**	**3.93**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	**26,565.79**	**75.40**	**124,568.49**	**72.54**
NOI - Net Operating Income	**8,669.21**	**24.60**	**47,147.72**	**27.46**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	618.83	1.76	3,649.56	2.13
Total Other Income	**618.83**	**1.76**	**3,649.56**	**2.13**
Net Other Income	**618.83**	**1.76**	**3,649.56**	**2.13**
Total Income	35,853.83	101.76	175,365.77	102.13
Total Expense	26,565.79	75.40	124,568.49	72.54
Net Income	**9,288.04**	**26.36**	**50,797.28**	**29.58**