## Balance Sheet

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

**As of:** 05/31/2026

**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 | 26,466.79 |
| South Willow Creek 18 Month CD #48 | 36,826.27 |
| South Willow Creek 12 Month CD #43 | 37,394.49 |
| South Willow Creek Savings (Canyon View CU) | 975.57 |
| Checking - Cash in Bank | 15,784.85 |
| Savings/Reserve Account | 25.94 |
| Money Market / Capital Reserve | 84,334.78 |
| South Willow Creek Money Market (Canyon View CU) | 37,611.70 |
| South Willow Creek 18 Month CD #47 | 37,016.93 |
| **Total Cash** | **276,437.32** |
| TOTAL ASSETS | **276,437.32** |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Prepaid Rent | 19,707.44 |
| **Total Liabilities** | **19,707.44** |
| **Capital** | |
| Retained Earnings | 266,286.74 |
| Calculated Retained Earnings | 36,785.89 |
| Calculated Prior Years Retained Earnings | -46,342.75 |
| **Total Capital** | **256,729.88** |
| TOTAL LIABILITIES & CAPITAL | **276,437.32** |

# Income Statement

**Welch Randall LLC**

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

**As of:** May 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** | | | | |
| GBS- Clubhouse Supplies | 20.00 | 0.05 | 20.00 | 0.01 |
| Association Dues | 37,195.00 | 99.84 | 183,908.00 | 99.59 |
| Clubhouse / Pool | 90.00 | 0.24 | 270.00 | 0.15 |
| Fine & Violation | 0.00 | 0.00 | 425.00 | 0.23 |
| Interest Income | 0.00 | 0.00 | 8.40 | 0.00 |
| Late Fee | -50.00 | -0.13 | 25.00 | 0.01 |
| **Total Operating Income** | **37,255.00** | **100.00** | **184,656.40** | **100.00** |
| **Expense** | | | | |
| **South Willow Creek HOA** | | | | |
| SWC - Building Repairs | 933.24 | 2.51 | 13,173.42 | 7.13 |
| SWC - Comcast Cable | 8,180.68 | 21.96 | 40,897.66 | 22.15 |
| SWC - Clubhouse Cleaning | 295.00 | 0.79 | 1,475.00 | 0.80 |
| SWC - Clubhouse Expenses | 176.83 | 0.47 | 949.99 | 0.51 |
| SWC - Electricity | 264.47 | 0.71 | 1,195.40 | 0.65 |
| SWC - Waste Removal & Recycle | 1,043.46 | 2.80 | 4,870.41 | 2.64 |
| SWC - Gas | 71.99 | 0.19 | 553.18 | 0.30 |
| SWC - Grounds Clean Up | 350.00 | 0.94 | 1,540.00 | 0.83 |
| SWC - Property Insurance | 3,763.58 | 10.10 | 18,817.90 | 10.19 |
| SWC - Landscaping Services | 5,038.66 | 13.52 | 22,758.66 | 12.32 |
| SWC - Office Expense | 333.50 | 0.90 | 527.25 | 0.29 |
| SWC - Sewer & Storm Drain | 665.00 | 1.78 | 3,323.00 | 1.80 |
| SWC - Sprinklers | 3,345.00 | 8.98 | 5,215.00 | 2.82 |
| SWC - Swimming Pool Cleaning - Maint. | 0.00 | 0.00 | 515.00 | 0.28 |
| SWC - Tax Preparation | 0.00 | 0.00 | 2,686.00 | 1.45 |
| SWC - Water | 3,561.57 | 9.56 | 16,239.77 | 8.79 |
| SWC - Tree Spraying | 0.00 | 0.00 | 7,637.50 | 4.14 |
| SWC - Other Repairs | 276.68 | 0.74 | 603.87 | 0.33 |
| SWC - Tree/Bush Removal & Replace | 1,100.00 | 2.95 | 1,425.00 | 0.77 |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|---|---|---|---|
| **Total South Willow Creek HOA** | **29,399.66** | **78.91** | **144,404.01** | **78.20** |
| **Property Management** | | | | |
| Management Fee | 1,350.00 | 3.62 | 6,750.00 | 3.66 |
| **Total Property Management** | **1,350.00** | **3.62** | **6,750.00** | **3.66** |
| Bank Fees / Interest | 20.00 | 0.05 | 20.00 | 0.01 |
| **Total Operating Expense** | **30,769.66** | **82.59** | **151,174.01** | **81.87** |
| **NOI - Net Operating Income** | **6,485.34** | **17.41** | **33,482.39** | **18.13** |
| **Other Income & Expense** | | | | |
| **Other Income** | | | | |
| Interest on Bank Accounts | 533.60 | 1.43 | 3,303.50 | 1.79 |
| **Total Other Income** | **533.60** | **1.43** | **3,303.50** | **1.79** |
| **Net Other Income** | **533.60** | **1.43** | **3,303.50** | **1.79** |
| Total Income | 37,788.60 | 101.43 | 187,959.90 | 101.79 |
| Total Expense | 30,769.66 | 82.59 | 151,174.01 | 81.87 |
| Net Income | **7,018.94** | **18.84** | **36,785.89** | **19.92** |