

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
South Willow Creek 24 Month Bump CD #1	33,807.56
South Willow Creek 24 Month Bump CD #2	33,807.61
South Willow Creek 6 Month CD	34,076.81
South Willow Creek University Savings	974.57
Checking - Cash in Bank	13,234.47
Savings/Reserve Account	25.94
Money Market / Capital Reserve	31,868.51
South Willow Creek 24 Month CD	34,063.64
South Willow Creek University Money Market	64,768.68
Total Cash	246,627.79
TOTAL ASSETS	246,627.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,359.54
Total Liabilities	10,359.54
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	-1,302.01
Calculated Prior Years Retained Earnings	-28,716.48
Total Capital	236,268.25
TOTAL LIABILITIES & CAPITAL	246,627.79

Income Statement

Welch Randall

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

As of: Apr 2024

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	31,420.00	99.87	127,541.27	99.34
Clubhouse / Pool	40.00	0.13	170.00	0.13
Fine & Violation	0.00	0.00	500.00	0.39
Interest Income	0.00	0.00	25.89	0.02
Late Fee	0.00	0.00	150.00	0.12
Total Operating Income	31,460.00	100.00	128,387.16	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	749.05	2.38	1,927.55	1.50
SWC - Comcast Cable	7,873.79	25.03	31,626.75	24.63
SWC - Clubhouse Cleaning	540.00	1.72	960.00	0.75
SWC - Clubhouse Expenses	0.00	0.00	82.81	0.06
SWC - Electricity	270.10	0.86	1,350.85	1.05
SWC - Waste Removal & Recycle	0.00	0.00	2,636.04	2.05
SWC - Gas	251.00	0.80	1,220.10	0.95
SWC - Grounds Clean Up	560.00	1.78	1,430.00	1.11
SWC - Property Insurance	3,536.83	11.24	14,147.32	11.02
SWC - Landscaping Services	4,680.00	14.88	20,930.00	16.30
SWC - Legal Fees	0.00	0.00	3,071.00	2.39
SWC - Office Expense	0.00	0.00	448.75	0.35
SWC - Sewer & Storm Drain	20,821.00	66.18	26,082.00	20.32
SWC - Snow Removal	0.00	0.00	0.00	0.00
SWC - Sprinklers	1,540.00	4.90	1,540.00	1.20
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	405.00	0.32
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax Preparation	0.00	0.00	1,564.00	1.22
SWC - Water	2,950.09	9.38	11,838.05	9.22
SWC - Tree Spraying	0.00	0.00	5,583.60	4.35

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SWC - Other Repairs	434.00	1.38	434.00	0.34
Total South Willow Creek HOA	44,205.86	140.51	127,277.82	99.14
Property Management				
Management Fee	1,350.00	4.29	5,400.00	4.21
Total Property Management	1,350.00	4.29	5,400.00	4.21
Bank Fees / Interest	0.00	0.00	20.00	0.02
Total Operating Expense	45,555.86	144.81	132,697.82	103.36
NOI - Net Operating Income	-14,095.86	-44.81	-4,310.66	-3.36
Other Income & Expense				
Other Income				
Interest on Bank Accounts	913.07	2.90	3,008.65	2.34
Total Other Income	913.07	2.90	3,008.65	2.34
Net Other Income	913.07	2.90	3,008.65	2.34
Total Income	32,373.07	102.90	131,395.81	102.34
Total Expense	45,555.86	144.81	132,697.82	103.36
Net Income	-13,182.79	-41.90	-1,302.01	-1.01