

## Balance Sheet

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

As of: 05/31/2024

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	33,930.10
South Willow Creek 24 Month Bump CD #2	33,930.15
South Willow Creek 6 Month CD	34,142.55
South Willow Creek University Savings	974.61
Checking - Cash in Bank	12,614.22
Savings/Reserve Account	25.94
Money Market / Capital Reserve	37,038.54
South Willow Creek 24 Month CD	34,119.95
South Willow Creek University Money Market	64,900.17
<b>Total Cash</b>	<b>251,676.23</b>
<b>TOTAL ASSETS</b>	<b>251,676.23</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,709.54
<b>Total Liabilities</b>	<b>10,709.54</b>
<b>Capital</b>	
Retained Earnings	266,286.74
Calculated Retained Earnings	3,396.43
Calculated Prior Years Retained Earnings	-28,716.48
<b>Total Capital</b>	<b>240,966.69</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>251,676.23</b>

# Income Statement

Welch Randall

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

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	31,650.00	99.98	159,191.27	99.47
Clubhouse / Pool	6.50	0.02	176.50	0.11
Fine & Violation	0.00	0.00	500.00	0.31
Interest Income	0.00	0.00	25.89	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	150.00	0.09
<b>Total Operating Income</b>	<b>31,656.50</b>	<b>100.00</b>	<b>160,043.66</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Willow Creek HOA</b>				
SWC - Building Repairs	2,608.91	8.24	4,536.46	2.83
SWC - Comcast Cable	7,873.79	24.87	39,500.54	24.68
SWC - Clubhouse Cleaning	0.00	0.00	960.00	0.60
SWC - Clubhouse Expenses	289.46	0.91	372.27	0.23
SWC - Electricity	297.21	0.94	1,648.06	1.03
SWC - Waste Removal & Recycle	1,840.53	5.81	4,476.57	2.80
SWC - Gas	213.63	0.67	1,433.73	0.90
SWC - Grounds Clean Up	350.00	1.11	1,780.00	1.11
SWC - Property Insurance	3,536.83	11.17	17,684.15	11.05
SWC - Landscaping Services	5,287.72	16.70	26,217.72	16.38
SWC - Legal Fees	0.00	0.00	3,071.00	1.92
SWC - Licenses and Permits	0.00	0.00	0.00	0.00
SWC - Office Expense	80.00	0.25	528.75	0.33
SWC - Sewer & Storm Drain	663.00	2.09	26,745.00	16.71
SWC - Snow Removal	0.00	0.00	0.00	0.00
SWC - Sprinklers	0.00	0.00	1,540.00	0.96
SWC - Swimming Pool Cleaning - Maint.	0.00	0.00	405.00	0.25
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax	0.00	0.00	1,564.00	0.98

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Preparation				
SWC - Water	3,127.67	9.88	14,965.72	9.35
SWC - Tree Spraying	0.00	0.00	5,583.60	3.49
SWC - Other Repairs	0.00	0.00	434.00	0.27
<b>Total South Willow Creek HOA</b>	<b>26,168.75</b>	<b>82.66</b>	<b>153,446.57</b>	<b>95.88</b>
<b>Property Management</b>				
Management Fee	1,350.00	4.26	6,750.00	4.22
<b>Total Property Management</b>	<b>1,350.00</b>	<b>4.26</b>	<b>6,750.00</b>	<b>4.22</b>
Bank Fees / Interest	0.00	0.00	20.00	0.01
<b>Total Operating Expense</b>	<b>27,518.75</b>	<b>86.93</b>	<b>160,216.57</b>	<b>100.11</b>
<b>NOI - Net Operating Income</b>	<b>4,137.75</b>	<b>13.07</b>	<b>-172.91</b>	<b>-0.11</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	560.69	1.77	3,569.34	2.23
<b>Total Other Income</b>	<b>560.69</b>	<b>1.77</b>	<b>3,569.34</b>	<b>2.23</b>
<b>Net Other Income</b>	<b>560.69</b>	<b>1.77</b>	<b>3,569.34</b>	<b>2.23</b>
Total Income	32,217.19	101.77	163,613.00	102.23
Total Expense	27,518.75	86.93	160,216.57	100.11
<b>Net Income</b>	<b>4,698.44</b>	<b>14.84</b>	<b>3,396.43</b>	<b>2.12</b>