

Balance Sheet

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

As of: 06/30/2024

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	34,057.18
South Willow Creek 24 Month Bump CD #2	34,057.23
South Willow Creek 6 Month CD	34,288.41
South Willow Creek University Savings	974.65
Checking - Cash in Bank	19,435.95
Savings/Reserve Account	25.94
Money Market / Capital Reserve	42,018.61
South Willow Creek 24 Month CD	34,244.85
South Willow Creek University Money Market	65,036.32
Total Cash	264,139.14
TOTAL ASSETS	264,139.14
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,572.54
Total Liabilities	9,572.54
Capital	
Retained Earnings	266,286.74
Calculated Retained Earnings	16,996.34
Calculated Prior Years Retained Earnings	-28,716.48
Total Capital	254,566.60
TOTAL LIABILITIES & CAPITAL	264,139.14

Income Statement

Welch Randall

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

As of: Jun 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	31,085.00	99.84	190,276.27	99.53
Clubhouse / Pool	0.00	0.00	176.50	0.09
Fine & Violation	0.00	0.00	500.00	0.26
Interest Income	0.00	0.00	25.89	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	50.00	0.16	200.00	0.10
Total Operating Income	31,135.00	100.00	191,178.66	100.00
Expense				
South Willow Creek HOA				
SWC - Building Repairs	0.00	0.00	4,536.46	2.37
SWC - Comcast Cable	7,873.79	25.29	47,374.33	24.78
SWC - Clubhouse Cleaning	300.00	0.96	1,260.00	0.66
SWC - Clubhouse Expenses	0.00	0.00	372.27	0.19
SWC - Electricity	0.00	0.00	1,648.06	0.86
SWC - Waste Removal & Recycle	874.45	2.81	5,351.02	2.80
SWC - Gas	129.58	0.42	1,563.31	0.82
SWC - Grounds Clean Up	0.00	0.00	1,780.00	0.93
SWC - Property Insurance	3,536.83	11.36	21,220.98	11.10
SWC - Landscaping Services	3,740.00	12.01	29,957.72	15.67
SWC - Legal Fees	-4,869.11	-15.64	-1,798.11	-0.94
SWC - Licenses and Permits	0.00	0.00	0.00	0.00
SWC - Office Expense	0.00	0.00	528.75	0.28
SWC - Sewer & Storm Drain	663.00	2.13	27,408.00	14.34
SWC - Snow Removal	0.00	0.00	0.00	0.00
SWC - Sprinklers	0.00	0.00	1,540.00	0.81
SWC - Swimming Pool Cleaning - Maint.	1,248.47	4.01	1,653.47	0.86
SWC - Swimming Pool Supplies	0.00	0.00	0.00	0.00
SWC - Tax	0.00	0.00	1,564.00	0.82

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Preparation				
SWC - Water	3,419.29	10.98	18,385.01	9.62
SWC - Tree Spraying	0.00	0.00	5,583.60	2.92
SWC - Other Repairs	0.00	0.00	434.00	0.23
SWC - Tree/Bush Removal & Replace	0.00	0.00	0.00	0.00
Total South Willow Creek HOA	16,916.30	54.33	170,362.87	89.11
Property Management				
Management Fee	1,350.00	4.34	8,100.00	4.24
Total Property Management	1,350.00	4.34	8,100.00	4.24
Bank Fees / Interest	0.00	0.00	20.00	0.01
Total Operating Expense	18,266.30	58.67	178,482.87	93.36
NOI - Net Operating Income	12,868.70	41.33	12,695.79	6.64
Other Income & Expense				
Other Income				
Interest on Bank Accounts	731.21	2.35	4,300.55	2.25
Total Other Income	731.21	2.35	4,300.55	2.25
Net Other Income	731.21	2.35	4,300.55	2.25
Total Income	31,866.21	102.35	195,479.21	102.25
Total Expense	18,266.30	58.67	178,482.87	93.36
Net Income	13,599.91	43.68	16,996.34	8.89