

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,921.97
Savings/Reserve Account	802.92
Total Cash	15,724.89
TOTAL ASSETS	15,724.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	721.27
Total Liabilities	721.27
Capital	
Retained Earnings	27,387.80
Calculated Retained Earnings	10,962.84
Calculated Prior Years Retained Earnings	-23,347.02
Total Capital	15,003.62
TOTAL LIABILITIES & CAPITAL	15,724.89

Income Statement

Welch Randall

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

As of: Sep 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	65.00	100.00	24,902.21	98.08
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	486.54	1.92
Total Operating Income	65.00	100.00	25,388.75	100.00
Expense				
Crystal Creek HOA Expense				
CRC- Landscaping	0.00	0.00	5,810.00	22.88
CRC- Taxes & Licensing	18.00	27.69	419.00	1.65
CRC- Common Electricity	11.66	17.94	103.73	0.41
CRC - Reimbursements and Supplies	0.00	0.00	242.75	0.96
CRC- Insurance	70.66	108.71	645.96	2.54
CRC- Secondary Water	0.00	0.00	1,861.58	7.33
CRC- Legal	0.00	0.00	438.00	1.73
Total Crystal Creek HOA Expense	100.32	154.34	9,521.02	37.50
Property Management				
Management Fee	545.00	838.46	4,905.00	19.32
Total Property Management	545.00	838.46	4,905.00	19.32
Total Operating Expense	645.32	992.80	14,426.02	56.82
NOI - Net Operating Income	-580.32	-892.80	10,962.73	43.18
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.02	0.11	0.00
Total Other Income	0.01	0.02	0.11	0.00
Net Other Income	0.01	0.02	0.11	0.00
Total Income	65.01	100.02	25,388.86	100.00
Total Expense	645.32	992.80	14,426.02	56.82

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-580.31	-892.78	10,962.84	43.18