

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,886.69
Savings/Reserve Account	1,008.39
Cold Water Savings #2	54,238.16
Total Cash	63,133.24
TOTAL ASSETS	63,133.24
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,525.49
Total Liabilities	1,525.49
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	-5,777.03
Total Capital	61,607.75
TOTAL LIABILITIES & CAPITAL	63,133.24

Income Statement

Welch Randall

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 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	4,423.76	100.00	7,993.76	98.40
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	130.00	1.60
Total Operating Income	4,423.76	100.00	8,123.76	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	854.19	19.31	854.19	10.51
CWC- Water, Sewer & Garbage	805.93	18.22	1,662.85	20.47
CWC- Clubhouse Gas	186.84	4.22	351.08	4.32
CWC- Street Light Credit	184.00	4.16	376.00	4.63
CWC- Pool Maintenance	0.00	0.00	7,065.88	86.98
CWC- Office Expense	0.00	0.00	28.00	0.34
CWC- Insurance	488.00	11.03	488.00	6.01
CWC- Phone Lines	747.29	16.89	747.29	9.20
Total Cold Water Creek HOA Expense	3,266.25	73.83	11,573.29	142.46
Monthly Software Fee	65.52	1.48	131.04	1.61
Property Management				
Management Fee	792.48	17.91	1,584.96	19.51
Total Property Management	792.48	17.91	1,584.96	19.51
Start Up Fee Expense	0.00	0.00	695.00	8.56
Total Operating Expense	4,124.25	93.23	13,984.29	172.14
NOI - Net Operating Income	299.51	6.77	-5,860.53	-72.14
Other Income & Expense				
Other Income				
Interest on Bank Accounts	60.48	1.37	83.50	1.03
Total Other Income	60.48	1.37	83.50	1.03
Net Other Income	60.48	1.37	83.50	1.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	4,484.24	101.37	8,207.26	101.03
Total Expense	4,124.25	93.23	13,984.29	172.14
Net Income	359.99	8.14	-5,777.03	-71.11

