

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,057.86
Savings/Reserve Account	1,007.29
Cold Water Savings #2	54,178.78
Total Cash	61,243.93
TOTAL ASSETS	61,243.93
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,141.49
Total Liabilities	1,141.49
Capital	
Retained Earnings	66,239.46
Calculated Retained Earnings	-6,137.02
Total Capital	60,102.44
TOTAL LIABILITIES & CAPITAL	61,243.93

Income Statement

Welch Randall

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

As of: Jul 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	3,570.00	96.49	3,570.00	96.49
HOA Reinvestment Fee / Transfer Fee	130.00	3.51	130.00	3.51
Total Operating Income	3,700.00	100.00	3,700.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Water, Sewer & Garbage	856.92	23.16	856.92	23.16
CWC- Clubhouse Gas	164.24	4.44	164.24	4.44
CWC- Street Light Credit	192.00	5.19	192.00	5.19
CWC- Pool Maintenance	7,065.88	190.97	7,065.88	190.97
CWC- Office Expense	28.00	0.76	28.00	0.76
Total Cold Water Creek HOA Expense	8,307.04	224.51	8,307.04	224.51
Monthly Software Fee	65.52	1.77	65.52	1.77
Property Management				
Management Fee	792.48	21.42	792.48	21.42
Total Property Management	792.48	21.42	792.48	21.42
Start Up Fee Expense	695.00	18.78	695.00	18.78
Total Operating Expense	9,860.04	266.49	9,860.04	266.49
NOI - Net Operating Income	-6,160.04	-166.49	-6,160.04	-166.49
Other Income & Expense				
Other Income				
Interest on Bank Accounts	23.02	0.62	23.02	0.62
Total Other Income	23.02	0.62	23.02	0.62
Net Other Income	23.02	0.62	23.02	0.62
Total Income	3,723.02	100.62	3,723.02	100.62
Total Expense	9,860.04	266.49	9,860.04	266.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-6,137.02</u>	<u>-165.87</u>	<u>-6,137.02</u>	<u>-165.87</u>

