

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 Pkwy 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 |
|----------------------------------------|----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                |                     |                   |                        |
| <b>Income</b>                          |                |                     |                   |                        |
| Association Dues                       | 65.00          | 100.00              | 24,902.21         | 96.08                  |
| HOA Reinvestment Fee / Transfer Fee    | 0.00           | 0.00                | 0.00              | 0.00                   |
| Late Fee                               | 0.00           | 0.00                | 486.54            | 1.92                   |
| <b>Total Operating Income</b>          | <b>65.00</b>   | <b>100.00</b>       | <b>25,388.75</b>  | <b>100.00</b>          |
| <b>Expense</b>                         |                |                     |                   |                        |
| <b>Crystal Creek HOA Expense</b>       |                |                     |                   |                        |
| 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                   |
| <b>Total Crystal Creek HOA Expense</b> | <b>100.32</b>  | <b>154.34</b>       | <b>9,521.02</b>   | <b>37.50</b>           |
| <b>Property Management</b>             |                |                     |                   |                        |
| Management Fee                         | 545.00         | 838.46              | 4,905.00          | 19.32                  |
| <b>Total Property Management</b>       | <b>545.00</b>  | <b>838.46</b>       | <b>4,905.00</b>   | <b>19.32</b>           |
| <b>Total Operating Expense</b>         | <b>645.32</b>  | <b>992.80</b>       | <b>14,426.02</b>  | <b>56.82</b>           |
| <b>NOI - Net Operating Income</b>      | <b>-580.32</b> | <b>-892.80</b>      | <b>10,962.73</b>  | <b>43.18</b>           |
| <b>Other Income &amp; Expense</b>      |                |                     |                   |                        |
| <b>Other Income</b>                    |                |                     |                   |                        |
| Interest on Bank Accounts              | 0.01           | 0.02                | 0.11              | 0.00                   |
| <b>Total Other Income</b>              | <b>0.01</b>    | <b>0.02</b>         | <b>0.11</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                | <b>0.01</b>    | <b>0.02</b>         | <b>0.11</b>       | <b>0.00</b>            |
| <b>Total Income</b>                    | <b>65.01</b>   | <b>100.02</b>       | <b>25,388.86</b>  | <b>100.00</b>          |
| <b>Total Expense</b>                   | <b>645.32</b>  | <b>992.80</b>       | <b>14,426.02</b>  | <b>56.82</b>           |

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                  |