

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	9,312.58
Savings/Reserve Account	1,009.39
Cold Water Savings #2	54,292.02
Total Cash	64,613.99
TOTAL ASSETS	64,613.99
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,426.47
Total Liabilities	4,426.47
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	-7,197.26
Total Capital	60,187.52
TOTAL LIABILITIES & CAPITAL	64,613.99

Income Statement

Welch Randall

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	7,211.00	100.00	15,204.76	99.15
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	130.00	0.85
Total Operating Income	7,211.00	100.00	15,334.76	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	429.34	5.95	1,283.53	8.37
CWC- Water, Sewer & Garbage	1,331.52	18.47	2,994.37	19.53
CWC- Clubhouse Gas	154.62	2.14	505.70	3.30
CWC- Street Light Credit	320.00	4.44	696.00	4.54
CWC- Pool Maintenance	5,132.61	71.18	12,198.49	79.55
CWC- Property Maintenance	460.00	6.38	460.00	3.00
CWC- Office Expense	0.00	0.00	28.00	0.18
CWC- Insurance	0.00	0.00	488.00	3.18
CWC- Phone Lines	0.00	0.00	747.29	4.87
Total Cold Water Creek HOA Expense	7,828.09	108.56	19,401.38	126.52
Monthly Software Fee	65.52	0.91	196.56	1.28
Property Management				
Management Fee	792.48	10.99	2,377.44	15.50
Total Property Management	792.48	10.99	2,377.44	15.50
Start Up Fee Expense	0.00	0.00	695.00	4.53
Total Operating Expense	8,686.09	120.46	22,670.38	147.84
NOI - Net Operating Income	-1,475.09	-20.46	-7,335.62	-47.84
Other Income & Expense				
Other Income				
Interest on Bank Accounts	54.86	0.76	138.36	0.90
Total Other Income	54.86	0.76	138.36	0.90

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	54.86	0.76	138.36	0.90
Total Income	7,265.86	100.76	15,473.12	100.90
Total Expense	8,686.09	120.46	22,670.38	147.84
Net Income	-1,420.23	-19.70	-7,197.26	-46.93