

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,660.56
Savings/Reserve Account	802.99
Total Cash	23,463.55
TOTAL ASSETS	23,463.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	740.77
Total Liabilities	740.77
Capital	
Retained Earnings	27,387.80
Calculated Retained Earnings	17,633.18
Calculated Prior Years Retained Earnings	-22,298.20
Total Capital	22,722.78
TOTAL LIABILITIES & CAPITAL	23,463.55

Income Statement

Welch Randall

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

As of: Apr 2026

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	21,706.04	96.62	22,253.54	91.81
HOA Reinvestment Fee / Transfer Fee	500.00	2.23	1,500.00	6.19
Fine & Violation	223.25	0.99	223.25	0.92
Late Fee	37.21	0.17	262.21	1.08
Total Operating Income	22,466.50	100.00	24,239.00	100.00
Expense				
Crystal Creek HOA Expense				
CRC- Landscaping	1,640.00	7.30	1,640.00	6.77
CRC- Taxes & Licensing	383.00	1.70	383.00	1.58
CRC- Common Electricity	23.55	0.10	56.72	0.23
CRC - Reimbursements and Supplies	203.00	0.90	199.25	0.82
CRC- Insurance	73.33	0.33	285.31	1.18
CRC- Secondary Water	0.00	0.00	1,861.58	7.68
CRC- Legal	0.00	0.00	0.00	0.00
Total Crystal Creek HOA Expense	2,322.88	10.34	4,425.86	18.26
Property Management				
Management Fee	545.00	2.43	2,180.00	8.99
Total Property Management	545.00	2.43	2,180.00	8.99
Total Operating Expense	2,867.88	12.77	6,605.86	27.25
NOI - Net Operating Income	19,598.62	87.23	17,633.14	72.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	0.04	0.00
Total Other Income	0.01	0.00	0.04	0.00
Net Other Income	0.01	0.00	0.04	0.00
Total Income	22,466.51	100.00	24,239.04	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,867.88	12.77	6,605.86	27.25
Net Income	<u>19,598.63</u>	<u>87.23</u>	<u>17,633.18</u>	<u>72.75</u>