

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,456.55
Savings/Reserve Account	803.03
Total Cash	16,259.58
TOTAL ASSETS	16,259.58
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	797.77
Total Liabilities	797.77
Capital	
Retained Earnings	27,387.80
Calculated Retained Earnings	10,372.21
Calculated Prior Years Retained Earnings	-22,298.20
Total Capital	15,461.81
TOTAL LIABILITIES & CAPITAL	16,259.58

Income Statement

Welch Randall LLC

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

As of: Aug 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	325.00	36.11	24,915.75	88.70
HOA Reinvestment Fee / Transfer Fee	500.00	55.56	2,500.00	8.90
Fine & Violation	0.00	0.00	223.25	0.79
Late Fee	75.00	8.33	450.00	1.60
Total Operating Income	900.00	100.00	28,089.00	100.00
Expense				
Crystal Creek HOA Expense				
CRC- Landscaping	1,910.00	212.22	10,232.00	36.43
CRC- Taxes & Licensing	0.00	0.00	383.00	1.36
CRC- Common Electricity	11.44	1.27	102.41	0.36
CRC - Reimbursements and Supplies	0.00	0.00	199.25	0.71
CRC- Insurance	73.33	8.15	578.63	2.06
CRC- Secondary Water	0.00	0.00	1,861.58	6.63
CRC- Legal	0.00	0.00	0.00	0.00
Total Crystal Creek HOA Expense	1,994.77	221.64	13,356.87	47.55
Property Management				
Management Fee	545.00	60.56	4,360.00	15.52
Total Property Management	545.00	60.56	4,360.00	15.52
Total Operating Expense	2,539.77	282.20	17,716.87	63.07
NOI - Net Operating Income	-1,639.77	-182.20	10,372.13	36.93
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	0.08	0.00
Total Other Income	0.01	0.00	0.08	0.00
Net Other Income	0.01	0.00	0.08	0.00
Total Income	900.01	100.00	28,089.08	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,539.77	282.20	17,716.87	63.07
Net Income	-1,639.76	-182.20	10,372.21	36.93