

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		17,077.32
Savings/Reserve Account		803.02
Total Cash		17,880.34
TOTAL ASSETS		17,880.34
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		778.77
Total Liabilities		778.77
Capital		
Retained Earnings		27,387.80
Calculated Retained Earnings		12,011.97
Calculated Prior Years Retained Earnings		-22,298.20
Total Capital		17,101.57
TOTAL LIABILITIES & CAPITAL		17,880.34

Income Statement

Welch Randall LLC

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

As of: Jul 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	86.67	24,590.75	90.44
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	7.36
Fine & Violation	0.00	0.00	223.25	0.82
Late Fee	50.00	13.33	375.00	1.38
Total Operating Income	375.00	100.00	27,189.00	100.00
Expense				
Crystal Creek HOA Expense				
CRC- Landscaping	1,640.00	437.33	8,322.00	30.61
CRC- Taxes & Licensing	0.00	0.00	383.00	1.41
CRC- Common Electricity	11.46	3.06	90.97	0.33
CRC - Reimbursements and Supplies	0.00	0.00	199.25	0.73
CRC- Insurance	73.33	19.55	505.30	1.86
CRC- Secondary Water	0.00	0.00	1,861.58	6.85
CRC- Legal	0.00	0.00	0.00	0.00
Total Crystal Creek HOA Expense	1,724.79	459.94	11,362.10	41.79
Property Management				
Management Fee	545.00	145.33	3,815.00	14.03
Total Property Management	545.00	145.33	3,815.00	14.03
Total Operating Expense	2,269.79	605.28	15,177.10	55.82
NOI - Net Operating Income	-1,894.79	-505.28	12,011.90	44.18
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	0.07	0.00
Total Other Income	0.01	0.00	0.07	0.00
Net Other Income	0.01	0.00	0.07	0.00
Total Income	375.01	100.00	27,189.07	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,269.79	605.28	15,177.10	55.82
Net Income	-1,894.78	-505.27	12,011.97	44.18