

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	21,277.62
Cold Water Savings #2	56,604.43
Total Cash	77,882.05
TOTAL ASSETS	77,882.05
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,505.92
Total Liabilities	5,505.92
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	6,268.27
Calculated Prior Years Retained Earnings	-1,276.92
Total Capital	72,376.13
TOTAL LIABILITIES & CAPITAL	77,882.05

Income Statement

Welch Randall

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	7,254.00	98.17	29,523.00	99.04
Late Fee	135.00	1.83	285.00	0.96
Total Operating Income	7,389.00	100.00	29,808.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	29.93	0.41	123.13	0.41
CWC- Water, Sewer & Garbage	188.76	2.55	767.82	2.58
CWC- Clubhouse Gas	20.67	0.28	82.68	0.28
CWC- Landscaping	0.00	0.00	9,705.00	32.56
CWC- Street Light Credit	276.00	3.74	1,104.00	3.70
CWC- Pool Maintenance	88.47	1.20	1,533.82	5.15
CWC- Property Maintenance	0.00	0.00	5,608.96	18.82
CWC- Office Expense	663.75	8.98	701.25	2.35
CWC- Insurance	0.00	0.00	1,634.50	5.48
CWC- Phone Lines	0.00	0.00	-1,021.67	-3.43
Total Cold Water Creek HOA Expense	1,267.58	17.15	20,239.49	67.90
Monthly Software Fee	65.52	0.89	262.08	0.88
Property Management				
Management Fee	792.48	10.73	3,169.92	10.63
Total Property Management	792.48	10.73	3,169.92	10.63
Total Operating Expense	2,125.58	28.77	23,671.49	79.41
NOI - Net Operating Income	5,263.42	71.23	6,136.51	20.59
Other Income & Expense				
Other Income				
Interest on Bank Accounts	29.35	0.40	131.76	0.44
Total Other Income	29.35	0.40	131.76	0.44
Net Other Income	29.35	0.40	131.76	0.44

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,418.35	100.40	29,939.76	100.44
Total Expense	2,125.58	28.77	23,671.49	79.41
Net Income	<u>5,292.77</u>	<u>71.63</u>	<u>6,268.27</u>	<u>21.03</u>