

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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		22,112.94
Cold Water Savings #2		56,747.63
Total Cash		78,860.57
TOTAL ASSETS		78,860.57
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		6,559.00
Total Liabilities		6,559.00
Capital		
Retained Earnings		67,384.78
Calculated Retained Earnings		6,193.71
Calculated Prior Years Retained Earnings		-1,276.92
Total Capital		72,301.57
TOTAL LIABILITIES & CAPITAL		78,860.57

Income Statement

Welch Randall LLC

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	7,205.00	100.00	58,719.00	99.37
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	375.00	0.63
Total Operating Income	7,205.00	100.00	59,094.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	382.49	5.31	1,336.57	2.26
CWC- Water, Sewer & Garbage	463.15	6.43	2,100.61	3.55
CWC- Clubhouse Gas	62.36	0.87	1,119.79	1.89
CWC- Landscaping	0.00	0.00	9,705.00	16.42
CWC- Street Light Credit	264.00	3.66	2,277.00	3.85
CWC- Pool Maintenance	11,798.78	163.76	18,780.29	31.78
CWC- Property Maintenance	0.00	0.00	8,339.41	14.11
CWC- Office Expense	0.00	0.00	701.25	1.19
CWC- Insurance	0.00	0.00	3,746.00	6.34
CWC- Phone Lines	0.00	0.00	-1,021.67	-1.73
Total Cold Water Creek HOA Expense	12,970.78	180.02	47,084.25	79.68
Monthly Software Fee	65.52	0.91	524.16	0.89
Property Management				
Management Fee	792.48	11.00	6,339.84	10.73
Total Property Management	792.48	11.00	6,339.84	10.73
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	13,828.78	191.93	53,948.25	91.29
NOI - Net Operating Income	-6,623.78	-91.93	5,145.75	8.71
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	773.00	1.31

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	72.22	1.00	274.96	0.47
Total Other Income	72.22	1.00	1,047.96	1.77
Net Other Income	72.22	1.00	1,047.96	1.77
Total Income	7,277.22	101.00	60,141.96	101.77
Total Expense	13,828.78	191.93	53,948.25	91.29
Net Income	-6,551.56	-90.93	6,193.71	10.48