

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	28,100.72
Cold Water Savings #2	56,675.41
Total Cash	84,776.13
TOTAL ASSETS	84,776.13
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,923.00
Total Liabilities	5,923.00
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	12,745.27
Calculated Prior Years Retained Earnings	-1,276.92
Total Capital	78,853.13
TOTAL LIABILITIES & CAPITAL	84,776.13

Income Statement

Welch Randall LLC

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #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	7,300.00	99.66	51,514.00	99.28
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	25.00	0.34	375.00	0.72
Total Operating Income	7,325.00	100.00	51,889.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	389.96	5.32	954.08	1.84
CWC- Water, Sewer & Garbage	474.32	6.48	1,637.46	3.16
CWC- Clubhouse Gas	305.38	4.17	1,057.43	2.04
CWC- Landscaping	0.00	0.00	9,705.00	18.70
CWC- Street Light Credit	316.00	4.31	2,013.00	3.88
CWC- Pool Maintenance	5,069.34	69.21	6,981.51	13.45
CWC- Property Maintenance	2,703.00	36.90	8,339.41	16.07
CWC- Office Expense	0.00	0.00	701.25	1.35
CWC- Insurance	-744.00	-10.16	3,746.00	7.22
CWC- Phone Lines	0.00	0.00	-1,021.67	-1.97
Total Cold Water Creek HOA Expense	8,514.00	116.23	34,113.47	65.74
Monthly Software Fee	65.52	0.89	458.64	0.88
Property Management				
Management Fee	792.48	10.82	5,547.36	10.69
Total Property Management	792.48	10.82	5,547.36	10.69
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	9,372.00	127.95	40,119.47	77.32
NOI - Net Operating Income	-2,047.00	-27.95	11,769.53	22.68
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	773.00	1.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	0.00	0.00	202.74	0.39
Total Other Income	0.00	0.00	975.74	1.88
Net Other Income	0.00	0.00	975.74	1.88
Total Income	7,325.00	100.00	52,864.74	101.88
Total Expense	9,372.00	127.95	40,119.47	77.32
Net Income	-2,047.00	-27.95	12,745.27	24.56