

Balance Sheet

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	29,183.72
Cold Water Savings #2	56,675.41
Total Cash	85,859.13
TOTAL ASSETS	85,859.13
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,959.00
Total Liabilities	4,959.00
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	14,792.27
Calculated Prior Years Retained Earnings	-1,276.92
Total Capital	80,900.13
TOTAL LIABILITIES & CAPITAL	85,859.13

Income Statement

Welch Randall LLC

Properties: Cold Water Creek HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Jun 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	7,191.00	99.65	44,214.00	99.21
Late Fee	25.00	0.35	350.00	0.79
Total Operating Income	7,216.00	100.00	44,564.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	366.73	5.08	564.12	1.27
CWC- Water, Sewer & Garbage	345.12	4.78	1,163.14	2.61
CWC- Clubhouse Gas	456.22	6.32	752.05	1.69
CWC- Landscaping	0.00	0.00	9,705.00	21.78
CWC- Street Light Credit	341.00	4.73	1,697.00	3.81
CWC- Pool Maintenance	0.00	0.00	1,912.17	4.29
CWC- Property Maintenance	0.00	0.00	5,636.41	12.65
CWC- Office Expense	0.00	0.00	701.25	1.57
CWC- Insurance	2,111.50	29.26	4,490.00	10.08
CWC- Phone Lines	0.00	0.00	-1,021.67	-2.29
Total Cold Water Creek HOA Expense	3,620.57	50.17	25,599.47	57.44
Monthly Software Fee	65.52	0.91	393.12	0.88
Property Management				
Management Fee	792.48	10.98	4,754.88	10.67
Total Property Management	792.48	10.98	4,754.88	10.67
Total Operating Expense	4,478.57	62.06	30,747.47	69.00
NOI - Net Operating Income	2,737.43	37.94	13,816.53	31.00
Other Income & Expense				
Other Income				
Insurance Income (Other)	773.00	10.71	773.00	1.73
Interest on Bank Accounts	34.92	0.48	202.74	0.45
Total Other Income	807.92	11.20	975.74	2.19

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	807.92	11.20	975.74	2.19
Total Income	8,023.92	111.20	45,539.74	102.19
Total Expense	4,478.57	62.06	30,747.47	69.00
Net Income	3,545.35	49.13	14,792.27	33.19