

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,539.11
Cold Water Savings #2	56,640.49
Total Cash	82,179.60
TOTAL ASSETS	82,179.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,849.92
Total Liabilities	4,849.92
Capital	
Retained Earnings	67,384.78
Calculated Retained Earnings	11,221.82
Calculated Prior Years Retained Earnings	-1,276.92
Total Capital	77,329.68
TOTAL LIABILITIES & CAPITAL	82,179.60

Income Statement

Welch Randall LLC

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

As of: May 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	7,500.00	99.47	37,023.00	99.13
Late Fee	40.00	0.53	325.00	0.87
Total Operating Income	7,540.00	100.00	37,348.00	100.00
Expense				
Cold Water Creek HOA Expense				
CWC- Pool House Electricity	74.26	0.98	197.39	0.53
CWC- Water, Sewer & Garbage	75.30	1.00	843.12	2.26
CWC- Clubhouse Gas	213.15	2.83	295.83	0.79
CWC- Landscaping	0.00	0.00	9,705.00	25.99
CWC- Street Light Credit	252.00	3.34	1,356.00	3.63
CWC- Pool Maintenance	378.35	5.02	1,912.17	5.12
CWC- Property Maintenance	27.45	0.36	5,636.41	15.09
CWC- Office Expense	0.00	0.00	701.25	1.88
CWC- Insurance	744.00	9.87	2,378.50	6.37
CWC- Phone Lines	0.00	0.00	-1,021.67	-2.74
Total Cold Water Creek HOA Expense	1,764.51	23.40	22,004.00	58.92
Monthly Software Fee	65.52	0.87	327.60	0.88
Property Management				
Management Fee	792.48	10.51	3,962.40	10.61
Total Property Management	792.48	10.51	3,962.40	10.61
Total Operating Expense	2,622.51	34.78	26,294.00	70.40
NOI - Net Operating Income	4,917.49	65.22	11,054.00	29.60
Other Income & Expense				
Other Income				
Interest on Bank Accounts	36.06	0.48	167.82	0.45
Total Other Income	36.06	0.48	167.82	0.45
Net Other Income	36.06	0.48	167.82	0.45

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,576.06	100.48	37,515.82	100.45
Total Expense	2,622.51	34.78	26,294.00	70.40
Net Income	<u>4,953.55</u>	<u>65.70</u>	<u>11,221.82</u>	<u>30.05</u>