

## Balance Sheet

Properties: Riverfront at South Salt Lake Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	17,337.10
Savings/Reserve Account	6,263.35
<b>Total Cash</b>	<b>23,600.45</b>
<b>TOTAL ASSETS</b>	<b>23,600.45</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	675.00
<b>Total Liabilities</b>	<b>675.00</b>
<b>Capital</b>	
Retained Earnings	11,987.06
Calculated Retained Earnings	13,419.00
Calculated Prior Years Retained Earnings	-2,480.61
<b>Total Capital</b>	<b>22,925.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>23,600.45</b>

# Income Statement

Welch Randall

Properties: Riverfront at South Salt Lake Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 2024

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	0.00	0.00	18,925.00	98.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	180.00	0.94
Interest Income	0.00	0.00	21.00	0.11
Late Fee	0.00	0.00	45.25	0.24
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>19,171.25</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	545.00	0.00	2,180.00	11.37
<b>Total Property Management</b>	<b>545.00</b>	<b>0.00</b>	<b>2,180.00</b>	<b>11.37</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Riverfront HOA Expense</b>				
RFC- Water	52.00	0.00	212.00	1.11
RFC- Snow Removal	650.00	0.00	1,560.00	8.14
RFC- Insurance	67.00	0.00	268.00	1.40
RFC- Common Electricity	14.93	0.00	60.49	0.32
RFC- Landscape	1,150.00	0.00	1,150.00	6.00
RFC- Taxes & Accounting	398.00	0.00	400.50	2.09
<b>Total Riverfront HOA Expense</b>	<b>2,331.93</b>	<b>0.00</b>	<b>3,650.99</b>	<b>19.04</b>
<b>Total Operating Expense</b>	<b>2,876.93</b>	<b>0.00</b>	<b>5,830.99</b>	<b>30.42</b>
<b>NOI - Net Operating Income</b>	<b>-2,876.93</b>	<b>0.00</b>	<b>13,340.26</b>	<b>69.58</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	17.02	0.00	78.74	0.41
<b>Total Other Income</b>	<b>17.02</b>	<b>0.00</b>	<b>78.74</b>	<b>0.41</b>
<b>Net Other Income</b>	<b>17.02</b>	<b>0.00</b>	<b>78.74</b>	<b>0.41</b>
Total Income	17.02	0.00	19,249.99	100.41
Total Expense	2,876.93	0.00	5,830.99	30.42

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-2,859.91</u>	<u>0.00</u>	<u>13,419.00</u>	<u>70.00</u>