

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 9,040.64 |
| Savings/Reserve Account | 6,373.77 |
| Total Cash | 15,414.41 |
| TOTAL ASSETS | 15,414.41 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 335.00 |
| Total Liabilities | 335.00 |
| Capital | |
| Retained Earnings | 11,987.06 |
| Calculated Retained Earnings | 4,854.45 |
| Calculated Prior Years Retained Earnings | -1,762.10 |
| Total Capital | 15,079.41 |
| TOTAL LIABILITIES & CAPITAL | 15,414.41 |

Income Statement

Welch Randall

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

As of: Sep 2025

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 | 0.00 | 0.00 | 18,840.00 | 94.93 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 400.00 | 2.02 |
| Fine & Violation | 200.00 | 100.00 | 570.00 | 2.87 |
| Interest Income | 0.00 | 0.00 | 5.25 | 0.03 |
| Late Fee | 0.00 | 0.00 | 31.50 | 0.16 |
| Total Operating Income | 200.00 | 100.00 | 19,846.75 | 100.00 |
| Expense | | | | |
| Property Management | | | | |
| Management Fee | 545.00 | 272.50 | 4,905.00 | 24.71 |
| Total Property Management | 545.00 | 272.50 | 4,905.00 | 24.71 |
| Riverfront HOA Expense | | | | |
| RFC- Water | 596.46 | 298.23 | 2,628.12 | 13.24 |
| RFC- Snow Removal | 0.00 | 0.00 | 0.00 | 0.00 |
| RFC- Insurance | 0.00 | 0.00 | 2,818.82 | 14.20 |
| RFC- Common Electricity | 18.05 | 9.03 | 156.02 | 0.79 |
| RFC- Landscape | 575.00 | 287.50 | 3,612.50 | 18.20 |
| RFC- Taxes & Accounting | 17.50 | 8.75 | 678.00 | 3.42 |
| RFC- Storm Water | 48.00 | 24.00 | 240.00 | 1.21 |
| RFC- Property Maintenance | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Riverfront HOA Expense | 1,255.01 | 627.51 | 10,133.46 | 51.06 |
| Total Operating Expense | 1,800.01 | 900.01 | 15,038.46 | 75.77 |
| NOI - Net Operating Income | -1,600.01 | -800.01 | 4,808.29 | 24.23 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 3.53 | 1.77 | 46.16 | 0.23 |
| Total Other Income | 3.53 | 1.77 | 46.16 | 0.23 |
| Net Other Income | 3.53 | 1.77 | 46.16 | 0.23 |
| Total Income | 203.53 | 101.77 | 19,892.91 | 100.23 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|----------------|---------------------|-------------------|------------------------|
| Total Expense | 1,800.01 | 900.01 | 15,038.46 | 75.77 |
| Net Income | -1,596.48 | -798.24 | 4,854.45 | 24.46 |