

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,944.70
Savings/Reserve Account	6,059.12
Total Cash	23,003.82
TOTAL ASSETS	23,003.82
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	11,016.76
Total Capital	23,003.82
TOTAL LIABILITIES & CAPITAL	23,003.82

Income Statement

Welch Randall

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

As of: Apr 2023

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	700.00	63.64	18,575.00	95.43
HOA Reinvestment Fee / Transfer Fee	400.00	36.36	400.00	2.05
Fine & Violation	0.00	0.00	490.00	2.52
Total Operating Income	1,100.00	100.00	19,465.00	100.00
Expense				
Property Management				
Management Fee	545.00	49.55	2,180.00	11.20
Total Property Management	545.00	49.55	2,180.00	11.20
Start Up Fee Expense	0.00	0.00	545.00	2.80
Riverfront HOA Expense				
RFC- Water	0.00	0.00	4.00	0.02
RFC- Snow Removal	1,300.00	118.18	4,940.00	25.38
RFC- Insurance	0.00	0.00	715.50	3.68
RFC- Common Electricity	13.08	1.19	64.18	0.33
Total Riverfront HOA Expense	1,313.08	119.37	5,723.68	29.40
Total Operating Expense	1,858.08	168.92	8,448.68	43.40
NOI - Net Operating Income	-758.08	-68.92	11,016.32	56.60
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.11	0.01	0.44	0.00
Total Other Income	0.11	0.01	0.44	0.00
Net Other Income	0.11	0.01	0.44	0.00
Total Income	1,100.11	100.01	19,465.44	100.00
Total Expense	1,858.08	168.92	8,448.68	43.40
Net Income	-757.97	-68.91	11,016.76	56.60