

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		13,306.82
Savings/Reserve Account		6,059.25
Total Cash		19,366.07
TOTAL ASSETS		19,366.07
LIABILITIES & CAPITAL		
Liabilities		
Total Liabilities		0.00
Capital		
Retained Earnings		11,987.06
Calculated Retained Earnings		7,379.01
Total Capital		19,366.07
TOTAL LIABILITIES & CAPITAL		19,366.07

Income Statement

Welch Randall

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

As of: May 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	0.00	0.00	18,575.00	95.43
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	2.05
Fine & Violation	0.00	0.00	490.00	2.52
Total Operating Income	0.00	0.00	19,465.00	100.00
Expense				
Property Management				
Management Fee	545.00	0.00	2,725.00	14.00
Total Property Management	545.00	0.00	2,725.00	14.00
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	1,150.00	0.00	6,090.00	31.29
RFC- Insurance	1,531.00	0.00	2,246.50	11.54
RFC- Common Electricity	13.88	0.00	78.06	0.40
RFC- Taxes & Accounting	398.00	0.00	398.00	2.04
Total Riverfront HOA Expense	3,092.88	0.00	8,816.56	45.29
Total Operating Expense	3,637.88	0.00	12,086.56	62.09
NOI - Net Operating Income	-3,637.88	0.00	7,378.44	37.91
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.13	0.00	0.57	0.00
Total Other Income	0.13	0.00	0.57	0.00
Net Other Income	0.13	0.00	0.57	0.00
Total Income	0.13	0.00	19,465.57	100.00
Total Expense	3,637.88	0.00	12,086.56	62.09
Net Income	-3,637.75	0.00	7,379.01	37.91