

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	8,190.76
Savings/Reserve Account	6,123.35
Total Cash	14,314.11
TOTAL ASSETS	14,314.11
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	350.00
Total Liabilities	350.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	1,977.05
Total Capital	13,964.11
TOTAL LIABILITIES & CAPITAL	14,314.11

Income Statement

Welch Randall

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

As of: Sep 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	18,925.00	89.64
HOA Reinvestment Fee / Transfer Fee	400.00	56.34	1,200.00	5.68
Fine & Violation	310.00	43.66	960.00	4.55
Late Fee	0.00	0.00	26.25	0.12
Total Operating Income	710.00	100.00	21,111.25	100.00
Expense				
Property Management				
Management Fee	545.00	76.76	4,905.00	23.23
Total Property Management	545.00	76.76	4,905.00	23.23
Start Up Fee Expense	0.00	0.00	545.00	2.58
Riverfront HOA Expense				
RFC- Water	62.86	8.85	1,934.64	9.16
RFC- Snow Removal	0.00	0.00	6,090.00	28.85
RFC- Insurance	0.00	0.00	2,514.50	11.91
RFC- Common Electricity	14.74	2.08	136.39	0.65
RFC- Landscape	951.78	134.05	2,642.84	12.52
RFC- Taxes & Accounting	12.50	1.76	430.50	2.04
Total Riverfront HOA Expense	1,041.88	146.74	13,748.87	65.13
Total Operating Expense	1,586.88	223.50	19,198.87	90.94
NOI - Net Operating Income	-876.88	-123.50	1,912.38	9.06
Other Income & Expense				
Other Income				
Interest on Bank Accounts	20.74	2.92	64.67	0.31
Total Other Income	20.74	2.92	64.67	0.31
Net Other Income	20.74	2.92	64.67	0.31
Total Income	730.74	102.92	21,175.92	100.31
Total Expense	1,586.88	223.50	19,198.87	90.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-856.14	-120.58	1,977.05	9.36