

## Balance Sheet

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

**As of:** 12/31/2023

**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	12,421.84
Savings/Reserve Account	6,184.61
<b>Total Cash</b>	<b>18,606.45</b>
<b>TOTAL ASSETS</b>	<b>18,606.45</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,125.00
<b>Total Liabilities</b>	<b>9,125.00</b>
<b>Capital</b>	
Retained Earnings	11,987.06
Calculated Retained Earnings	-2,505.61
<b>Total Capital</b>	<b>9,481.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>18,606.45</b>

## Income Statement

Welch Randall

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

As of: Dec 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	350.00	30.84	19,275.00	86.64
HOA Reinvestment Fee / Transfer Fee	400.00	35.24	1,600.00	7.19
Fine & Violation	385.00	33.92	1,345.00	6.05
Late Fee	0.00	0.00	26.25	0.12
<b>Total Operating Income</b>	<b>1,135.00</b>	<b>100.00</b>	<b>22,246.25</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	545.00	48.02	6,540.00	29.40
<b>Total Property Management</b>	<b>545.00</b>	<b>48.02</b>	<b>6,540.00</b>	<b>29.40</b>
Start Up Fee Expense	0.00	0.00	545.00	2.45
<b>Riverfront HOA Expense</b>				
RFC- Water	52.00	4.58	3,474.20	15.62
RFC- Snow Removal	0.00	0.00	6,090.00	27.38
RFC- Insurance	67.00	5.90	2,755.50	12.39
RFC- Common Electricity	15.44	1.36	181.91	0.82
RFC- Landscape	0.00	0.00	4,860.68	21.85
RFC- Taxes & Accounting	0.00	0.00	430.50	1.94
<b>Total Riverfront HOA Expense</b>	<b>134.44</b>	<b>11.84</b>	<b>17,792.79</b>	<b>79.98</b>
<b>Total Operating Expense</b>	<b>679.44</b>	<b>59.86</b>	<b>24,877.79</b>	<b>111.83</b>
<b>NOI - Net Operating Income</b>	<b>455.56</b>	<b>40.14</b>	<b>-2,631.54</b>	<b>-11.83</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	20.93	1.84	125.93	0.57
<b>Total Other Income</b>	<b>20.93</b>	<b>1.84</b>	<b>125.93</b>	<b>0.57</b>
<b>Net Other Income</b>	<b>20.93</b>	<b>1.84</b>	<b>125.93</b>	<b>0.57</b>
<b>Total Income</b>	<b>1,155.93</b>	<b>101.84</b>	<b>22,372.18</b>	<b>100.57</b>
<b>Total Expense</b>	<b>679.44</b>	<b>59.86</b>	<b>24,877.79</b>	<b>111.83</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	476.49	41.98	-2,505.61	-11.26