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
ASSETS	
Cash	
Checking - Cash in Bank	12,421.84
Savings/Reserve Account	6,184.61
Total Cash	18,606.45
TOTAL ASSETS	18,606.45
LIABILITIES & CAPITAL	
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,125.00
Total Liabilities	9,125.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	-2,505.61
Total Capital	9,481.45
Total Capital	0,101110

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

Account Name	Include Zero Balance GL Acco	ounts: No			
Expense	Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Association Dues 350.00 30.84 19,275.00 86.64 HOA Reinvestment Fee 400.00 55.24 1,000.00 7.19 / Transfer Fee Fine & Violation 385.00 33.92 13,44.00 6.05					
HOA Reinvestment Fee	Income				
Transfer Fee	Association Dues	350.00	30.84	19,275.00	86.64
Late Fee 0.00 0.00 26.25 0.12 Total Operating Income 1,138.00 100.00 22,246.25 100.00 Expense Property Management		400.00	35.24	1,600.00	7.19
Total Operating Income 1,135.00 100.00 22,246.25 100.00 Expense Property Management Management Fee 545.00 48.02 6,540.00 29.40 Total Property 545.00 48.02 6,540.00 29.40 Management Start Up Fee Expense 0.00 0.00 545.00 24.5 Riverfront HOA Expense RFC- Water 52.00 4.58 3,474.20 15.62 RFC- Snow Removal 0.00 0.00 6,080.00 27.38 RFC- Insurance 67.00 5.90 2,765.50 12.39 RFC- Common 15.44 13.6 181.91 0.82 Electricity RFC- Landscape 0.00 0.00 4,860.68 21.85 RFC- Taxes & 0.00 0.00 4,860.68 21.85 RFC- Taxes & 0.00 0.00 430.50 1.94 Accounting Total Riverfront HOA 134.44 11.84 17,792.79 79.98 Expense Total Operating 679.44 59.86 24,877.79 111.83 Expense Other Income & Expense Other Income & Expense Other Income Interest on Bank Accounts Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 125.93 0.57	Fine & Violation	385.00	33.92	1,345.00	6.05
Property Management Managem	Late Fee	0.00	0.00	26.25	
Property Management	Total Operating Income	1,135.00	100.00	22,246.25	100.00
Management Fee 545.00 48.02 6,540.00 28.40 Total Property Management 545.00 48.02 6,540.00 29.40 Start Up Fee Expense 0.00 0.00 545.00 2.45 Riverfront HOA Expense 8.00 4.58 3.474.20 15.62 RFC- Water 52.00 4.58 3.474.20 15.62 RFC- Insurance 67.00 5.90 2,755.50 12.39 RFC- Common 15.44 1.36 181.91 0.82 Electricity 8FC- Landscape 0.00 0.00 4.860.88 21.85 RFC- Taxes & 0.00 0.00 430.50 1.94 Total Riverfront HOA Expense 134.44 11.84 17,792.79 79.98 Expense Total Operating Expense 679.44 59.86 24,877.79 111.83 Other Income Uniterest on Bank Accounts 20.93 1.84 125.93 0.57 Not Other Income 20.93 1.84 125.93 0.57 Net Other Income	Expense				
Total Property S45.00 A8.02 S540.00 29.40 Management Start Up Fee Expense 0.00 0.00 0.00 545.00 2.45 Riverfront HOA Expense RFC- Water S2.00 A.58 3.474.20 15.62 RFC- Snow Removal 0.00 0.00 6.090.00 2.738 RFC- Insurance 67.00 5.90 2.755.50 12.29 RFC- Common 15.44 1.36 181.91 0.82 Electricity RFC- Landscape 0.00 0.00 4.860.68 21.85 RFC- Taxes & 0.00 0.00 4.305.0 1.94 Accounting Total Riverfront HOA 134.44 11.84 11.792.79 79.98 Expense Total Operating 679.44 59.86 24.877.79 111.83 Expense Cotter Income Linerest on Bank 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 22.372.18 10.57 Net Other Income 20.93 1.84 22.372.18 10.57 Net Other Income 20.93 1.84 22.372.18 10.57 Net Other Income 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93 20.93	Property Management				
Start Up Fee Expense 0.00 0.00 545.00 2.45	Management Fee	545.00	48.02		29.40
Riverfront HOA Expense Section Reference Ref		545.00	48.02	6,540.00	29.40
RFC - Water 52.00	Start Up Fee Expense	0.00	0.00	545.00	2.45
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 15.44 1.36 181.91 0.82 Electricity RFC- Landscape 0.00 0.00 4,860.68 21.85 RFC- Taxes & 0.00 0.00 430.50 1.94 Accounting Total Riverfront HOA 134.44 11.84 17,792.79 79.98 Expense Total Operating 679.44 59.86 24,877.79 111.83 Expense NOI - Net Operating Income 1.85.56 40.14 2.631.54 1.183 Income Other Income & Expense Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 1,155.93 101.84 22,372.18 100.57					
RFC- Insurance 67.00 5.90 2,755.50 12.39 RFC- Common 15.44 1.36 181.91 0.82 Electricity RFC- Landscape 0.00 0.00 4,860.88 21.85 RFC- Taxes & 0.00 0.00 430.50 1.94 Accounting 134.44 11.84 17,792.79 79.98 Expense Total Operating 679.44 59.86 24,877.79 111.83 Expense Other Income Interest on Bank Accounts Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 22,372.18 100.57	RFC- Water	52.00	4.58	3,474.20	15.62
RFC- Common 15.44 1.36 181.91 0.82 Electricity RFC- Landscape 0.00 0.00 4.860.68 21.85 RFC- Taxes & 0.00 0.00 430.50 1.94 Accounting Total Riverfront HOA 134.44 11.84 17,792.79 79.98 Expense 679.44 59.86 24,877.79 111.83 Expense NOI - Net Operating 455.56 40.14 -2,631.54 -11.83 Income Other Income & Expense Other Income Interest on Bank 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57	RFC- Snow Removal	0.00	0.00	6,090.00	27.38
RFC- Landscape 0.00 0.00 4,860.68 21.85	RFC- Insurance	67.00	5.90	2,755.50	12.39
RFC- Taxes & 0.00 0.00 430.50 1.94 Accounting Total Riverfront HOA Expense Total Operating Expense NOI - Net Operating Income Interest on Bank Accounts Accounts Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Net Other Income 1,155.93 101.84 22,372.18 100.57		15.44	1.36	181.91	0.82
Total Riverfront HOA Expense Total Operating Expense Expense Total Operating Expense Expen	RFC- Landscape	0.00	0.00	4,860.68	21.85
Total Operating Expense		0.00	0.00	430.50	1.94
NOI - Net Operating A55.56		134.44	11.84	17,792.79	79.98
Other Income & Expense Other Income Interest on Bank Accounts 20.93 1.84 125.93 0.57 Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 22,372.18 100.57		679.44	59.86	24,877.79	111.83
Other Income Interest on Bank Accounts 20.93 1.84 125.93 0.57 Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 22,372.18 100.57		455.56	40.14	-2,631.54	-11.83
Interest on Bank Accounts 20.93 1.84 125.93 0.57 Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 22,372.18 100.57	Other Income & Expense				
Accounts Total Other Income 20.93 1.84 125.93 0.57 Net Other Income 1,155.93 101.84 22,372.18 100.57	Other Income				
Net Other Income 20.93 1.84 125.93 0.57 Total Income 1,155.93 101.84 22,372.18 100.57		20.93			
Total Income 1,155.93 101.84 22,372.18 100.57	Total Other Income	20.93	1.84	125.93	0.57
144.00	Net Other Income	20.93	1.84	125.93	0.57
Total Expense 679.44 59.86 24,877.79 111.83	Total Income	1,155.93	101.84	22,372.18	
	Total Expense	679.44	59.86	24,877.79	111.83

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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

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