

Balance Sheet

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

As of: 01/31/2024

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	20,607.26
Savings/Reserve Account	6,205.57
<b>Total Cash</b>	<b>26,812.83</b>
<b>TOTAL ASSETS</b>	<b>26,812.83</b>

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	675.00
<b>Total Liabilities</b>	<b>675.00</b>

Capital

Retained Earnings	11,987.06
Calculated Retained Earnings	16,631.38
Calculated Prior Years Retained Earnings	-2,480.61
<b>Total Capital</b>	<b>26,137.83</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>26,812.83</b>

## Income Statement

Welch Randall

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

As of: Jan 2024

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	17,175.00	98.96	17,175.00	98.96
Fine & Violation	180.00	1.04	180.00	1.04
<b>Total Operating Income</b>	<b>17,355.00</b>	<b>100.00</b>	<b>17,355.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	545.00	3.14	545.00	3.14
<b>Total Property Management</b>	<b>545.00</b>	<b>3.14</b>	<b>545.00</b>	<b>3.14</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Riverfront HOA Expense</b>				
RFC- Water	50.00	0.29	50.00	0.29
RFC- Snow Removal	0.00	0.00	0.00	0.00
RFC- Insurance	134.00	0.77	134.00	0.77
RFC- Common Electricity	15.58	0.09	15.58	0.09
<b>Total Riverfront HOA Expense</b>	<b>199.58</b>	<b>1.15</b>	<b>199.58</b>	<b>1.15</b>
<b>Total Operating Expense</b>	<b>744.58</b>	<b>4.29</b>	<b>744.58</b>	<b>4.29</b>
<b>NOI - Net Operating Income</b>	<b>16,610.42</b>	<b>95.71</b>	<b>16,610.42</b>	<b>95.71</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	20.96	0.12	20.96	0.12
<b>Total Other Income</b>	<b>20.96</b>	<b>0.12</b>	<b>20.96</b>	<b>0.12</b>
<b>Net Other Income</b>	<b>20.96</b>	<b>0.12</b>	<b>20.96</b>	<b>0.12</b>
Total Income	17,375.96	100.12	17,375.96	100.12
Total Expense	744.58	4.29	744.58	4.29
<b>Net Income</b>	<b>16,631.38</b>	<b>95.83</b>	<b>16,631.38</b>	<b>95.83</b>