

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 20,214.03 |
| Savings/Reserve Account | 6,246.33 |
| Total Cash | 26,460.36 |
| TOTAL ASSETS | 26,460.36 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 675.00 |
| Total Liabilities | 675.00 |
| Capital | |
| Retained Earnings | 11,987.06 |
| Calculated Retained Earnings | 16,278.91 |
| Calculated Prior Years Retained Earnings | -2,480.61 |
| Total Capital | 25,785.36 |
| TOTAL LIABILITIES & CAPITAL | 26,460.36 |

Income Statement

Welch Randall

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

As of: Mar 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 |
|---------------------------------------|-----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 1,050.00 | 94.51 | 18,925.00 | 98.72 |
| Fine & Violation | 0.00 | 0.00 | 180.00 | 0.94 |
| Interest Income | 21.00 | 1.89 | 21.00 | 0.11 |
| Late Fee | 40.00 | 3.60 | 45.25 | 0.24 |
| Total Operating Income | 1,111.00 | 100.00 | 19,171.25 | 100.00 |
| Expense | | | | |
| Property Management | | | | |
| Management Fee | 545.00 | 49.05 | 1,635.00 | 8.53 |
| Total Property Management | 545.00 | 49.05 | 1,635.00 | 8.53 |
| Start Up Fee Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| Riverfront HOA Expense | | | | |
| RFC- Water | 52.00 | 4.68 | 160.00 | 0.83 |
| RFC- Snow Removal | 0.00 | 0.00 | 910.00 | 4.75 |
| RFC- Insurance | 0.00 | 0.00 | 201.00 | 1.05 |
| RFC- Common Electricity | 14.93 | 1.34 | 45.56 | 0.24 |
| RFC- Taxes & Accounting | 2.50 | 0.23 | 2.50 | 0.01 |
| Total Riverfront HOA Expense | 69.43 | 6.25 | 1,319.06 | 6.88 |
| Total Operating Expense | 614.43 | 55.30 | 2,954.06 | 15.41 |
| NOI - Net Operating Income | 496.57 | 44.70 | 16,217.19 | 84.59 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 21.09 | 1.90 | 61.72 | 0.32 |
| Total Other Income | 21.09 | 1.90 | 61.72 | 0.32 |
| Net Other Income | 21.09 | 1.90 | 61.72 | 0.32 |
| Total Income | 1,132.09 | 101.90 | 19,232.97 | 100.32 |
| Total Expense | 614.43 | 55.30 | 2,954.06 | 15.41 |
| Net Income | 517.66 | 46.59 | 16,278.91 | 84.91 |