

Balance Sheet

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

As of: 08/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		9,925.83
Savings/Reserve Account		6,300.87
Total Cash		16,226.70
TOTAL ASSETS		16,226.70
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		665.00
Total Liabilities		665.00
Capital		
Retained Earnings		11,987.06
Calculated Retained Earnings		6,055.25
Calculated Prior Years Retained Earnings		-2,480.61
Total Capital		15,561.70
TOTAL LIABILITIES & CAPITAL		16,226.70

Income Statement

Welch Randall

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

As of: Aug 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	0.00	0.00	18,925.00	98.61
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	10.00	100.00	200.00	1.04
Interest Income	0.00	0.00	21.00	0.11
Late Fee	0.00	0.00	45.25	0.24
Total Operating Income	10.00	100.00	19,191.25	100.00
Expense				
Property Management				
Management Fee	545.00	5,450.00	4,360.00	22.72
Total Property Management	545.00	5,450.00	4,360.00	22.72
Start Up Fee Expense	0.00	0.00	0.00	0.00
Riverfront HOA Expense				
RFC- Water	633.20	6,332.00	1,680.42	8.76
RFC- Snow Removal	0.00	0.00	1,560.00	8.13
RFC- Insurance	68.58	685.80	2,006.36	10.45
RFC- Common Electricity	15.43	154.30	133.73	0.70
RFC- Landscape	0.00	0.00	3,072.50	16.01
RFC- Taxes & Accounting	0.00	0.00	439.25	2.29
Total Riverfront HOA Expense	717.21	7,172.10	8,892.26	46.33
Total Operating Expense	1,262.21	12,622.10	13,252.26	69.05
NOI - Net Operating Income	-1,252.21	-12,522.10	5,938.99	30.95
Other Income & Expense				
Other Income				
Interest on Bank Accounts	9.93	99.30	116.26	0.61
Total Other Income	9.93	99.30	116.26	0.61
Net Other Income	9.93	99.30	116.26	0.61
Total Income	19.93	199.30	19,307.51	100.61
Total Expense	1,262.21	12,622.10	13,252.26	69.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,242.28	-12,422.80	6,055.25	31.55