

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,000.34
Savings/Reserve Account	6,308.27
Total Cash	12,308.61
TOTAL ASSETS	12,308.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	615.00
Total Liabilities	615.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	2,187.16
Calculated Prior Years Retained Earnings	-2,480.61
Total Capital	11,693.61
TOTAL LIABILITIES & CAPITAL	12,308.61

Income Statement

Welch Randall

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

As of: Sep 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	98.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	50.00	100.00	250.00	1.30
Interest Income	0.00	0.00	21.00	0.11
Late Fee	0.00	0.00	45.25	0.24
Total Operating Income	50.00	100.00	19,241.25	100.00
Expense				
Property Management				
Management Fee	545.00	1,090.00	4,905.00	25.49
Total Property Management	545.00	1,090.00	4,905.00	25.49
Start Up Fee Expense	0.00	0.00	0.00	0.00
Riverfront HOA Expense				
RFC- Water	1,136.28	2,272.56	2,816.70	14.64
RFC- Snow Removal	0.00	0.00	1,560.00	8.11
RFC- Insurance	68.58	137.16	2,074.94	10.78
RFC- Common Electricity	15.13	30.26	148.86	0.77
RFC- Landscape	1,260.50	2,521.00	4,333.00	22.52
RFC- Taxes & Accounting	0.00	0.00	439.25	2.28
RFC- Property Maintenance	900.00	1,800.00	900.00	4.68
Total Riverfront HOA Expense	3,380.49	6,760.98	12,272.75	63.78
Total Operating Expense	3,925.49	7,850.98	17,177.75	89.28
NOI - Net Operating Income	-3,875.49	-7,750.98	2,063.50	10.72
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.40	14.80	123.66	0.64
Total Other Income	7.40	14.80	123.66	0.64
Net Other Income	7.40	14.80	123.66	0.64
Total Income	57.40	114.80	19,364.91	100.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	3,925.49	7,850.98	17,177.75	89.28
Net Income	<u>-3,868.09</u>	<u>-7,736.18</u>	<u>2,187.16</u>	<u>11.37</u>