Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,148.37
Savings/Reserve Account	6,374.14
Total Cash	**28,522.51**
TOTAL ASSETS	**28,522.51**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	325.00
Total Liabilities	**325.00**
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	16,780.71
Calculated Prior Years Retained Earnings	-570.26
Total Capital	**28,197.51**
TOTAL LIABILITIES & CAPITAL	**28,522.51**

Income Statement

Welch Randall

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

As of: Apr 2026

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	400.00	76.78	19,810.00	95.64
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	1.93
Fine & Violation	68.50	13.15	418.50	2.02
Interest Income	10.50	2.02	10.50	0.05
Late Fee	42.00	8.06	73.30	0.35
Total Operating Income	**521.00**	**100.00**	**20,712.30**	**100.00**
Expense				
Property Management				
Management Fee	545.00	104.61	2,180.00	10.53
Total Property Management	**545.00**	**104.61**	**2,180.00**	**10.53**
Riverfront HOA Expense				
RFC- Water	37.41	7.18	61.59	0.30
RFC- Insurance	820.00	157.39	820.00	3.96
RFC- Common Electricity	17.32	3.32	70.21	0.34
RFC- Landscape	0.00	0.00	0.00	0.00
RFC- Taxes & Accounting	478.00	91.75	608.00	2.94
RFC- Storm Water	48.00	9.21	192.00	0.93
Total Riverfront HOA Expense	**1,400.73**	**268.85**	**1,751.80**	**8.46**
Total Operating Expense	**1,945.73**	**373.46**	**3,931.80**	**18.98**
NOI - Net Operating Income	**-1,424.73**	**-273.46**	**16,780.50**	**81.02**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.01	0.21	0.00
Total Other Income	**0.06**	**0.01**	**0.21**	**0.00**
Net Other Income	**0.06**	**0.01**	**0.21**	**0.00**
Total Income	521.06	100.01	20,712.51	100.00
Total Expense	1,945.73	373.46	3,931.80	18.98

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,424.67	-273.45	16,780.71	81.02