

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,401.83
Savings/Reserve Account	6,374.35
Total Cash	20,776.18
TOTAL ASSETS	20,776.18
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	325.00
Total Liabilities	325.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	9,034.38
Calculated Prior Years Retained Earnings	-570.26
Total Capital	20,451.18
TOTAL LIABILITIES & CAPITAL	20,776.18

Income Statement

Welch Randall LLC

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

As of: Aug 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	-650.00	100.00	20,160.00	90.20
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,600.00	7.16
Fine & Violation	0.00	0.00	460.00	2.06
Interest Income	0.00	0.00	24.17	0.11
Late Fee	0.00	0.00	107.05	0.48
Total Operating Income	-650.00	100.00	22,351.22	100.00
Expense				
Property Management				
Management Fee	545.00	-83.85	4,360.00	19.51
Total Property Management	545.00	-83.85	4,360.00	19.51
Riverfront HOA Expense				
RFC- Water	0.00	0.00	2,641.37	11.82
RFC- Insurance	0.00	0.00	2,364.13	10.58
RFC- Common Electricity	17.65	-2.72	141.26	0.63
RFC- Landscape	683.00	-105.08	2,818.50	12.61
RFC- Taxes & Accounting	0.00	0.00	608.00	2.72
RFC- Storm Water	54.00	-8.31	384.00	1.72
Total Riverfront HOA Expense	754.65	-116.10	8,957.26	40.08
Total Operating Expense	1,299.65	-199.95	13,317.26	59.58
NOI - Net Operating Income	-1,949.65	299.95	9,033.96	40.42
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.05	-0.01	0.42	0.00
Total Other Income	0.05	-0.01	0.42	0.00
Net Other Income	0.05	-0.01	0.42	0.00
Total Income	-649.95	99.99	22,351.64	100.00
Total Expense	1,299.65	-199.95	13,317.26	59.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,949.60	299.94	9,034.38	40.42