

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		15,701.48
Savings/Reserve Account		7,024.30
Total Cash		22,725.78
TOTAL ASSETS		22,725.78
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		325.00
Total Liabilities		325.00
Capital		
Retained Earnings		11,987.06
Calculated Retained Earnings		10,983.98
Calculated Prior Years Retained Earnings		-570.26
Total Capital		22,400.78
TOTAL LIABILITIES & CAPITAL		22,725.78

Income Statement

Welch Randall LLC

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

As of: Jul 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	61.90	20,810.00	90.47
HOA Reinvestment Fee / Transfer Fee	400.00	38.10	1,600.00	6.96
Fine & Violation	0.00	0.00	460.00	2.00
Interest Income	0.00	0.00	24.17	0.11
Late Fee	0.00	0.00	107.05	0.47
Total Operating Income	1,050.00	100.00	23,001.22	100.00
Expense				
Property Management				
Management Fee	545.00	51.90	3,815.00	16.59
Total Property Management	545.00	51.90	3,815.00	16.59
Riverfront HOA Expense				
RFC- Water	1,889.14	179.92	2,641.37	11.48
RFC- Insurance	682.30	64.98	2,364.13	10.28
RFC- Common Electricity	17.98	1.71	123.61	0.54
RFC- Landscape	0.00	0.00	2,135.50	9.28
RFC- Taxes & Accounting	0.00	0.00	608.00	2.64
RFC- Storm Water	42.00	4.00	330.00	1.43
Total Riverfront HOA Expense	2,631.42	250.61	8,202.61	35.66
Total Operating Expense	3,176.42	302.52	12,017.61	52.25
NOI - Net Operating Income	-2,126.42	-202.52	10,983.61	47.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.01	0.37	0.00
Total Other Income	0.06	0.01	0.37	0.00
Net Other Income	0.06	0.01	0.37	0.00
Total Income	1,050.06	100.01	23,001.59	100.00
Total Expense	3,176.42	302.52	12,017.61	52.25

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-2,126.36	-202.51	10,983.98	47.75