

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,477.90
Savings/Reserve Account	6,374.24
Total Cash	24,852.14
TOTAL ASSETS	24,852.14
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	325.00
Total Liabilities	325.00
Capital	
Retained Earnings	11,987.06
Calculated Retained Earnings	13,110.34
Calculated Prior Years Retained Earnings	-570.26
Total Capital	24,527.14
TOTAL LIABILITIES & CAPITAL	24,852.14

Income Statement

Welch Randall LLC

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

As of: Jun 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	350.00	28.25	20,160.00	91.84
HOA Reinvestment Fee / Transfer Fee	800.00	64.57	1,200.00	5.47
Fine & Violation	41.50	3.35	460.00	2.10
Interest Income	13.67	1.10	24.17	0.11
Late Fee	33.75	2.72	107.05	0.49
Total Operating Income	1,238.92	100.00	21,951.22	100.00
Expense				
Property Management				
Management Fee	545.00	43.99	3,270.00	14.90
Total Property Management	545.00	43.99	3,270.00	14.90
Riverfront HOA Expense				
RFC- Water	573.30	46.27	752.23	3.43
RFC- Insurance	71.83	5.80	1,681.83	7.66
RFC- Common Electricity	18.10	1.46	105.63	0.48
RFC- Landscape	660.50	53.31	2,135.50	9.73
RFC- Taxes & Accounting	0.00	0.00	608.00	2.77
RFC- Storm Water	48.00	3.87	288.00	1.31
Total Riverfront HOA Expense	1,371.73	110.72	5,571.19	25.38
Total Operating Expense	1,916.73	154.71	8,841.19	40.28
NOI - Net Operating Income	-677.81	-54.71	13,110.03	59.72
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.05	0.00	0.31	0.00
Total Other Income	0.05	0.00	0.31	0.00
Net Other Income	0.05	0.00	0.31	0.00
Total Income	1,238.97	100.00	21,951.53	100.00
Total Expense	1,916.73	154.71	8,841.19	40.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-677.76	-54.71	13,110.34	59.72