

## Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	15,116.99
Savings/Reserve Account	6,273.23
<b>Total Cash</b>	<b>21,390.22</b>
<b>TOTAL ASSETS</b>	<b>21,390.22</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	675.00
<b>Total Liabilities</b>	<b>675.00</b>
<b>Capital</b>	
Retained Earnings	11,987.06
Calculated Retained Earnings	11,208.77
Calculated Prior Years Retained Earnings	-2,480.61
<b>Total Capital</b>	<b>20,715.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>21,390.22</b>

# Income Statement

Welch Randall

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

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	0.00	0.00	18,925.00	98.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	180.00	0.94
Interest Income	0.00	0.00	21.00	0.11
Late Fee	0.00	0.00	45.25	0.24
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>19,171.25</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	545.00	0.00	2,725.00	14.21
<b>Total Property Management</b>	<b>545.00</b>	<b>0.00</b>	<b>2,725.00</b>	<b>14.21</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Riverfront HOA Expense</b>				
RFC- Water	52.00	0.00	264.00	1.38
RFC- Snow Removal	0.00	0.00	1,560.00	8.14
RFC- Insurance	1,601.20	0.00	1,869.20	9.75
RFC- Common Electricity	14.41	0.00	74.90	0.39
RFC- Landscape	0.00	0.00	1,150.00	6.00
RFC- Taxes & Accounting	7.50	0.00	408.00	2.13
<b>Total Riverfront HOA Expense</b>	<b>1,675.11</b>	<b>0.00</b>	<b>5,326.10</b>	<b>27.78</b>
<b>Total Operating Expense</b>	<b>2,220.11</b>	<b>0.00</b>	<b>8,051.10</b>	<b>42.00</b>
<b>NOI - Net Operating Income</b>	<b>-2,220.11</b>	<b>0.00</b>	<b>11,120.15</b>	<b>58.00</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	9.88	0.00	88.62	0.46
<b>Total Other Income</b>	<b>9.88</b>	<b>0.00</b>	<b>88.62</b>	<b>0.46</b>
<b>Net Other Income</b>	<b>9.88</b>	<b>0.00</b>	<b>88.62</b>	<b>0.46</b>
Total Income	9.88	0.00	19,259.87	100.46
Total Expense	2,220.11	0.00	8,051.10	42.00

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-2,210.23</u>	<u>0.00</u>	<u>11,208.77</u>	<u>58.47</u>