

Balance Sheet

Properties: South Ogden Meadow Condominium HOA - 5600 Meadow Lane South Ogden, UT 84403

As of: 03/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	236,723.78
Savings/Reserve Account	65,304.99
South Ogden Meadows HOA Savings #2	31,027.03
Total Cash	333,055.80
TOTAL ASSETS	333,055.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,304.87
Total Liabilities	4,304.87
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	15,514.13
Total Capital	328,750.93
TOTAL LIABILITIES & CAPITAL	333,055.80

Income Statement

Welch Randall

Properties: South Ogden Meadow Condominium HOA - 5600 Meadow Lane South Ogden, UT 84403

As of: Mar 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
South Ogden Meadows Income				
SOM- Gas	6,721.36	21.98	14,954.34	18.70
SOM- Water/Sewer	4,893.99	16.01	9,341.48	11.68
SOM- Laundry	495.20	1.62	2,043.42	2.56
SOM- Maintenance	0.00	0.00	200.00	0.25
SOM- Monthly Admin Fee	896.00	2.93	2,422.00	3.03
Total South Ogden Meadows Income	13,006.55	42.54	28,961.24	36.22
Association Dues	17,569.69	57.46	50,972.87	63.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	15.00	0.02
Total Operating Income	30,576.24	100.00	79,949.11	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	3,151.85	10.31	4,039.60	5.05
SOM- Gas	4,335.64	14.18	14,354.75	17.95
SOM- Water, Sewer and Storm	5,606.45	18.34	16,465.01	20.59
SOM- Snow Removal	0.00	0.00	7,945.00	9.94
SOM- Insurance	6,819.10	22.30	6,819.10	8.53
SOM- Building Maintenance	789.70	2.58	789.70	0.99
SOM- Property Maintenance	2,485.07	8.13	10,151.07	12.70
SOM- Electricity	528.43	1.73	1,899.78	2.38
SOM- Professional Fees	0.00	0.00	1,680.40	2.10
SOM- Drain Cleaning	0.00	0.00	1,055.00	1.32
SOM- Internet for Cameras	229.26	0.75	697.78	0.87
SOM- Legal Fees	220.00	0.72	247.50	0.31
Total South Ogden Meadows Expenses	24,165.50	79.03	66,144.69	82.73
Property Management				
Management Fee	1,395.00	4.56	4,185.00	5.23
Total Property Management	1,395.00	4.56	4,185.00	5.23
Start Up Fee Expense	0.00	0.00	995.00	1.24
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	2.00	0.00
Total Administrative	0.00	0.00	2.00	0.00
Total Real Estate	0.00	0.00	2.00	0.00
Total Operating Expense	25,560.50	83.60	71,326.69	89.22

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	5,015.74	16.40	8,622.42	10.78
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,275.90	4.17	3,420.00	4.28
Special Assessment	1,280.00	4.19	3,460.00	4.33
Interest on Bank Accounts	4.04	0.01	11.71	0.01
Total Other Income	2,559.94	8.37	6,891.71	8.62
Net Other Income	2,559.94	8.37	6,891.71	8.62
Total Income	33,136.18	108.37	86,840.82	108.62
Total Expense	25,560.50	83.60	71,326.69	89.22
Net Income	7,575.68	24.78	15,514.13	19.41