

Balance Sheet

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

As of: 04/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	252,689.50
Savings/Reserve Account	65,307.68
South Ogden Meadows HOA Savings #2	31,028.31
Total Cash	349,025.49
TOTAL ASSETS	349,025.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,160.95
Total Liabilities	5,160.95
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	30,627.74
Total Capital	343,864.54
TOTAL LIABILITIES & CAPITAL	349,025.49

Income Statement

Welch Randall

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

As of: Apr 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	6,312.62	21.63	21,266.96	19.49
SOM- Water/Sewer	3,904.01	13.38	13,245.49	12.14
SOM- Laundry	515.24	1.77	2,558.66	2.34
SOM- Maintenance	0.00	0.00	200.00	0.18
SOM- Monthly Admin Fee	819.00	2.81	3,241.00	2.97
Total South Ogden Meadows Income	11,550.87	39.59	40,512.11	37.12
Association Dues	17,577.74	60.24	68,550.61	62.82
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	30.00	0.03
Fine & Violation	35.00	0.12	35.00	0.03
Total Operating Income	29,178.61	100.00	109,127.72	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	550.81	1.89	4,590.41	4.21
SOM- Gas	4,179.97	14.33	18,534.72	16.98
SOM- Water, Sewer and Storm	5,300.76	18.17	21,765.77	19.95
SOM- Snow Removal	615.00	2.11	8,560.00	7.84
SOM- Insurance	2,269.70	7.78	9,088.80	8.33
SOM- Building Maintenance	69.95	0.24	859.65	0.79
SOM- Property Maintenance	734.63	2.52	10,885.70	9.98
SOM- Electricity	495.32	1.70	2,395.10	2.19
SOM- Professional Fees	0.00	0.00	1,680.40	1.54
SOM- Drain Cleaning	145.00	0.50	1,200.00	1.10
SOM- Internet for Cameras	230.32	0.79	928.10	0.85
SOM- Legal Fees	275.51	0.94	523.01	0.48
Total South Ogden Meadows Expenses	14,866.97	50.95	81,011.66	74.24
Property Management				
Management Fee	1,395.00	4.78	5,580.00	5.11
Total Property Management	1,395.00	4.78	5,580.00	5.11
Start Up Fee Expense	0.00	0.00	995.00	0.91
Real Estate				
Administrative				
Tax Related	127.00	0.44	127.00	0.12
Bank Fees /Interest	0.00	0.00	2.00	0.00
Total Administrative	127.00	0.44	129.00	0.12
Total Real Estate	127.00	0.44	129.00	0.12
Total Operating Expense	16,388.97	56.17	87,715.66	80.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	12,789.64	43.83	21,412.06	19.62
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,150.00	3.94	4,570.00	4.19
Special Assessment	1,170.00	4.01	4,630.00	4.24
Interest on Bank Accounts	3.97	0.01	15.68	0.01
Total Other Income	2,323.97	7.96	9,215.68	8.44
Net Other Income	2,323.97	7.96	9,215.68	8.44
Total Income	31,502.58	107.96	118,343.40	108.44
Total Expense	16,388.97	56.17	87,715.66	80.38
Net Income	15,113.61	51.80	30,627.74	28.07