

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	239,992.18
Savings/Reserve Account	128,854.63
South Ogden Meadows HOA Savings #2	31,449.53
Total Cash	400,296.34
TOTAL ASSETS	400,296.34
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,492.42
Total Liabilities	13,492.42
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	21,166.03
Calculated Prior Years Retained Earnings	52,401.09
Total Capital	386,803.92
TOTAL LIABILITIES & CAPITAL	400,296.34

Income Statement

Welch Randall

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

As of: Aug 2025

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				
South Ogden Meadows Income				
SOM- Laundry	0.00	0.00	3,053.37	1.26
SOM- Utilities	8,774.33	30.37	72,168.65	29.75
Total South Ogden Meadows Income	8,774.33	30.37	75,222.02	31.01
Association Dues	20,116.19	69.63	167,211.82	68.94
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	90.00	0.04
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	2.84	0.00
Late Fee	0.00	0.00	25.00	0.01
Total Operating Income	28,890.52	100.00	242,551.68	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,881.41	6.51	11,987.62	4.94
SOM- Gas	991.77	3.43	23,417.04	9.65
SOM- Water, Sewer and Storm	7,631.56	26.42	62,811.17	25.90
SOM- Snow Removal	0.00	0.00	8,800.00	3.63
SOM- Insurance	2,932.91	10.15	23,463.28	9.67
SOM- Building Maintenance	9,173.50	31.75	27,128.86	11.18
SOM- Property Maintenance	1,324.77	4.59	59,680.09	24.61
SOM- Electricity	620.55	2.15	5,227.69	2.16
SOM- Professional Fees	0.00	0.00	2,372.80	0.98
SOM- Drain Cleaning	0.00	0.00	675.00	0.28
SOM- Internet for Cameras	354.53	1.23	2,834.57	1.17
SOM- Legal Fees	0.00	0.00	418.00	0.17
SOM- Landscaping	2,510.00	8.69	21,562.00	8.89
Total South Ogden Meadows Expenses	27,421.00	94.91	250,378.12	103.23
Property Management				
Management Fee	1,395.00	4.83	11,160.00	4.60
Total Property Management	1,395.00	4.83	11,160.00	4.60
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating	28,816.00	99.74	261,538.12	107.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	74.52	0.26	-18,986.44	-7.83
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,938.00	6.71	16,059.69	6.62
Insurance Income (Other)	0.00	0.00	13,550.71	5.59
Special Assessment	1,140.00	3.95	9,440.00	3.89
Interest on Bank Accounts	165.62	0.57	1,102.07	0.45
Total Other Income	3,243.62	11.23	40,152.47	16.55
Net Other Income	3,243.62	11.23	40,152.47	16.55
Total Income	32,134.14	111.23	282,704.15	116.55
Total Expense	28,816.00	99.74	261,538.12	107.83
Net Income	3,318.14	11.49	21,166.03	8.73