

Balance Sheet

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

As of: 08/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	249,326.26
Savings/Reserve Account	70,119.01
South Ogden Meadows HOA Savings #2	31,033.55
Total Cash	350,478.82
TOTAL ASSETS	350,478.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,355.24
Total Liabilities	11,355.24
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	25,886.78
Total Capital	339,123.58
TOTAL LIABILITIES & CAPITAL	350,478.82

Income Statement

Welch Randall

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

As of: Aug 2021

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- Gas	924.96	3.95	26,745.61	13.25
SOM- Water/Sewer	3,118.43	13.31	25,854.79	12.81
SOM- Laundry	448.52	1.91	4,120.53	2.04
SOM- Maintenance	0.00	0.00	-3,415.00	-1.69
SOM- Monthly Admin Fee	819.00	3.50	6,477.52	3.21
Total South Ogden Meadows Income	5,310.91	22.68	59,783.45	29.62
Association Dues	18,070.89	77.15	141,435.28	70.09
HOA Income	10.00	0.04	10.00	0.00
HOA Reinvestment Fee / Transfer Fee	30.00	0.13	120.00	0.06
Fine & Violation	0.00	0.00	105.00	0.05
Late Fee	0.00	0.00	350.00	0.17
Total Operating Income	23,421.80	100.00	201,803.73	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	804.25	3.43	8,722.90	4.32
SOM- Gas	0.00	0.00	18,534.72	9.18
SOM- Water, Sewer and Storm	5,285.37	22.57	43,545.26	21.58
SOM- Snow Removal	0.00	0.00	8,560.00	4.24
SOM- Insurance	0.00	0.00	13,628.20	6.75
SOM- Building Maintenance	596.25	2.55	9,786.25	4.85
SOM- Property Maintenance	1,076.27	4.60	70,472.70	34.92
SOM- Electricity	516.89	2.21	4,013.36	1.99
SOM- Professional Fees	0.00	0.00	1,704.40	0.84
SOM- Drain Cleaning	0.00	0.00	1,200.00	0.59
SOM- Internet for Cameras	229.42	0.98	2,329.97	1.15
SOM- Legal Fees	0.00	0.00	1,110.51	0.55
Total South Ogden Meadows Expenses	8,508.45	36.33	183,608.27	90.98
Property Management				
Management Fee	1,395.00	5.96	11,160.00	5.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,395.00	5.96	11,160.00	5.53
Start Up Fee Expense	0.00	0.00	995.00	0.49
Real Estate				
Administrative				
Tax Related	0.00	0.00	127.00	0.06
Bank Fees /Interest	0.00	0.00	2.00	0.00
Total Administrative	0.00	0.00	129.00	0.06
Total Real Estate	0.00	0.00	129.00	0.06
Total Operating Expense	9,903.45	42.28	195,892.27	97.07
NOI - Net Operating Income	13,518.35	57.72	5,911.46	2.93
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,184.62	5.06	9,381.07	4.65
Insurance Income (Other)	0.00	0.00	1,172.00	0.58
Special Assessment	1,170.00	5.00	9,390.00	4.65
Interest on Bank Accounts	4.25	0.02	32.25	0.02
Total Other Income	2,358.87	10.07	19,975.32	9.90
Net Other Income	2,358.87	10.07	19,975.32	9.90
Total Income	25,780.67	110.07	221,779.05	109.90
Total Expense	9,903.45	42.28	195,892.27	97.07
Net Income	15,877.22	67.79	25,886.78	12.83