

Balance Sheet

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

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	258,842.12
Savings/Reserve Account	71,321.89
South Ogden Meadows HOA Savings #2	31,034.83
Total Cash	361,198.84
TOTAL ASSETS	361,198.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,744.88
Total Liabilities	9,744.88
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	38,217.16
Total Capital	351,453.96
TOTAL LIABILITIES & CAPITAL	361,198.84

Income Statement

Welch Randall

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

As of: Sep 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	1,433.24	5.72	28,178.85	12.42
SOM- Water/Sewer	3,068.18	12.24	28,922.97	12.75
SOM- Laundry	889.60	3.55	5,010.13	2.21
SOM- Maintenance	0.00	0.00	-3,415.00	-1.51
SOM- Monthly Admin Fee	854.00	3.41	7,331.52	3.23
Total South Ogden Meadows Income	6,245.02	24.90	66,028.47	29.10
Association Dues	18,815.42	75.04	160,250.70	70.63
HOA Income	0.00	0.00	10.00	0.00
HOA Reinvestment Fee / Transfer Fee	15.00	0.06	135.00	0.06
Fine & Violation	0.00	0.00	105.00	0.05
Late Fee	0.00	0.00	350.00	0.15
Total Operating Income	25,075.44	100.00	226,879.17	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	912.40	3.64	9,635.30	4.25
SOM- Gas	868.52	3.46	19,403.24	8.55
SOM- Water, Sewer and Storm	5,616.99	22.40	49,162.25	21.67
SOM- Snow Removal	0.00	0.00	8,560.00	3.77
SOM- Insurance	4,662.20	18.59	18,290.40	8.06
SOM- Building Maintenance	217.50	0.87	10,003.75	4.41
SOM- Property Maintenance	495.00	1.97	70,967.70	31.28
SOM- Electricity	496.12	1.98	4,509.48	1.99
SOM- Professional Fees	0.00	0.00	1,704.40	0.75
SOM- Drain Cleaning	0.00	0.00	1,200.00	0.53
SOM- Internet for Cameras	229.42	0.91	2,559.39	1.13
SOM- Legal Fees	275.00	1.10	1,385.51	0.61
Total South Ogden Meadows Expenses	13,773.15	54.93	197,381.42	87.00
Property Management				
Management Fee	1,395.00	5.56	12,555.00	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	5.56	12,555.00	5.53
Start Up Fee Expense	0.00	0.00	995.00	0.44
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	15,168.15	60.49	211,060.42	93.03
NOI - Net Operating Income	9,907.29	39.51	15,818.75	6.97
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,198.93	4.78	10,580.00	4.66
Insurance Income (Other)	0.00	0.00	1,172.00	0.52
Special Assessment	1,220.00	4.87	10,610.00	4.68
Interest on Bank Accounts	4.16	0.02	36.41	0.02
Total Other Income	2,423.09	9.66	22,398.41	9.87
Net Other Income	2,423.09	9.66	22,398.41	9.87
Total Income	27,498.53	109.66	249,277.58	109.87
Total Expense	15,168.15	60.49	211,060.42	93.03
Net Income	12,330.38	49.17	38,217.16	16.84