

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	211,206.98
Savings/Reserve Account	130,059.93
South Ogden Meadows HOA Savings #2	31,450.82
Total Cash	372,717.73
TOTAL ASSETS	372,717.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,930.90
Total Liabilities	13,930.90
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	-8,851.06
Calculated Prior Years Retained Earnings	52,401.09
Total Capital	358,786.83
TOTAL LIABILITIES & CAPITAL	372,717.73

Income Statement

Welch Randall

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

As of: Sep 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	1,435.15	4.21	4,488.52	1.62
SOM- Maintenance	0.00	0.00	0.00	0.00
SOM- Utilities	9,822.33	28.79	81,990.98	29.64
Total South Ogden Meadows Income	11,257.48	33.00	86,479.50	31.26
Association Dues	22,805.87	66.85	190,017.69	68.68
HOA Reinvestment Fee / Transfer Fee	15.00	0.04	105.00	0.04
Fine & Violation	35.00	0.10	35.00	0.01
Interest Income	0.00	0.00	2.84	0.00
Late Fee	0.00	0.00	25.00	0.01
Total Operating Income	34,113.35	100.00	276,665.03	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,425.81	4.18	13,413.43	4.85
SOM- Gas	951.93	2.79	24,368.97	8.81
SOM- Water, Sewer and Storm	7,675.70	22.50	70,486.87	25.48
SOM- Snow Removal	0.00	0.00	8,800.00	3.18
SOM- Insurance	2,932.91	8.60	26,396.19	9.54
SOM- Building Maintenance	4,216.85	12.36	31,345.71	11.33
SOM- Property Maintenance	43,668.04	128.01	103,348.13	37.35
SOM- Electricity	615.11	1.80	5,842.80	2.11
SOM- Professional Fees	10.00	0.03	2,382.80	0.86
SOM- Drain Cleaning	-79.95	-0.23	595.05	0.22
SOM- Internet for Cameras	354.58	1.04	3,189.15	1.15
SOM- Legal Fees	0.00	0.00	418.00	0.15
SOM- Landscaping	2,575.00	7.55	24,137.00	8.72
Total South Ogden Meadows Expenses	64,345.98	188.62	314,724.10	113.76
Property Management				
Management Fee	1,395.00	4.09	12,555.00	4.54
Total Property Management	1,395.00	4.09	12,555.00	4.54
Bank Fees / Interest	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	65,740.98	192.71	327,279.10	118.29
NOI - Net Operating Income	-31,627.63	-92.71	-50,614.07	-18.29
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,176.00	6.38	18,235.69	6.59
Insurance Income (Other)	0.00	0.00	13,550.71	4.90
Special Assessment	1,280.00	3.75	10,720.00	3.87
Interest on Bank Accounts	154.54	0.45	1,256.61	0.45
Total Other Income	3,610.54	10.58	43,763.01	15.82
Net Other Income	3,610.54	10.58	43,763.01	15.82
Total Income	37,723.89	110.58	320,428.04	115.82
Total Expense	65,740.98	192.71	327,279.10	118.29
Net Income	-28,017.09	-82.13	-6,851.06	-2.48