

## Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	115,708.58
Savings/Reserve Account	94,741.81
South Ogden Meadows HOA Savings #2	31,289.21
<b>Total Cash</b>	<b>241,739.60</b>
<b>TOTAL ASSETS</b>	<b>241,739.60</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,701.24
<b>Total Liabilities</b>	<b>11,701.24</b>
<b>Capital</b>	
Retained Earnings	313,236.80
Calculated Retained Earnings	-56.54
Calculated Prior Years Retained Earnings	-83,141.90
<b>Total Capital</b>	<b>230,038.36</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>241,739.60</b>

# Income Statement

Welch Randall

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

As of: Apr 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>South Ogden Meadows Income</b>				
SOM- Gas	0.00	0.00	0.00	0.00
SOM- Water/Sewer	0.00	0.00	0.00	0.00
SOM- Laundry	0.00	0.00	483.40	0.44
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	8,926.22	33.13	36,338.28	33.31
<b>Total South Ogden Meadows Income</b>	<b>8,926.22</b>	<b>33.13</b>	<b>36,821.68</b>	<b>33.75</b>
Association Dues	17,739.89	65.84	71,953.05	65.95
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	250.00	0.93	300.00	0.27
Interest Income	1.98	0.01	1.98	0.00
Laundry - Services	0.00	0.00	0.00	0.00
Late Fee	25.00	0.09	25.00	0.02
<b>Total Operating Income</b>	<b>26,943.09</b>	<b>100.00</b>	<b>109,101.71</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Ogden Meadows Expenses</b>				
SOM- Garbage	1,462.61	5.43	5,758.40	5.28
SOM- Gas	12,120.27	44.98	28,680.30	26.29
SOM- Water, Sewer and Storm	5,464.69	20.28	21,520.27	19.72
SOM- Snow Removal	3,000.00	11.13	19,400.00	17.78
SOM- Insurance	0.00	0.00	3,434.16	3.15
SOM- Building Maintenance	14,497.86	53.81	27,793.17	25.47
SOM- Property Maintenance	200.00	0.74	2,764.13	2.53
SOM- Electricity	616.05	2.29	2,727.40	2.50
SOM- Professional Fees	0.00	0.00	562.50	0.52
SOM- Drain Cleaning	0.00	0.00	155.00	0.14
SOM- Internet for Cameras	190.16	0.71	861.25	0.79
SOM- Legal Fees	90.00	0.33	740.00	0.68
SOM- Landscaping	1,900.00	7.05	1,900.00	1.74
<b>Total South Ogden Meadows Expenses</b>	<b>39,541.64</b>	<b>146.76</b>	<b>116,296.58</b>	<b>106.59</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Property Management</b>				
Management Fee	1,395.00	5.18	5,580.00	5.11
<b>Total Property Management</b>	<b>1,395.00</b>	<b>5.18</b>	<b>5,580.00</b>	<b>5.11</b>
<b>Maintenance &amp; Repairs</b>				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.10
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>106.25</b>	<b>0.10</b>
<b>Total Operating Expense</b>	<b>40,936.64</b>	<b>151.94</b>	<b>121,982.83</b>	<b>111.81</b>
<b>NOI - Net Operating Income</b>	<b>-13,993.55</b>	<b>-51.94</b>	<b>-12,881.12</b>	<b>-11.81</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Transfer Income	2,005.72	7.44	8,064.28	7.39
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,170.00	4.34	4,740.00	4.34
Interest on Bank Accounts	5.17	0.02	20.30	0.02
<b>Total Other Income</b>	<b>3,180.89</b>	<b>11.81</b>	<b>12,824.58</b>	<b>11.75</b>
<b>Net Other Income</b>	<b>3,180.89</b>	<b>11.81</b>	<b>12,824.58</b>	<b>11.75</b>
Total Income	30,123.98	111.81	121,926.29	111.75
Total Expense	40,936.64	151.94	121,982.83	111.81
<b>Net Income</b>	<b>-10,812.66</b>	<b>-40.13</b>	<b>-56.54</b>	<b>-0.05</b>