

## Balance Sheet

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

**As of:** 05/31/2023

**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	117,092.97
Savings/Reserve Account	95,945.84
South Ogden Meadows HOA Savings #2	31,290.54
<b>Total Cash</b>	<b>244,329.35</b>
<b>TOTAL ASSETS</b>	<b>244,329.35</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	11,608.68
<b>Total Liabilities</b>	<b>11,608.68</b>
<b>Capital</b>	
Retained Earnings	313,236.80
Calculated Retained Earnings	2,625.77
Calculated Prior Years Retained Earnings	-83,141.90
<b>Total Capital</b>	<b>232,720.67</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>244,329.35</b>

## Income Statement

Welch Randall

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

As of: May 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	0.35
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	8,834.93	30.33	45,239.53	32.73
<b>Total South Ogden Meadows Income</b>	<b>8,834.93</b>	<b>30.33</b>	<b>45,722.93</b>	<b>33.08</b>
Association Dues	20,235.94	69.47	92,372.67	66.83
HOA Reinvestment Fee / Transfer Fee	30.00	0.10	30.00	0.02
Fine & Violation	0.00	0.00	50.00	0.04
Interest Income	2.49	0.01	4.47	0.00
Laundry - Services	0.00	0.00	0.00	0.00
Late Fee	25.00	0.09	50.00	0.04
<b>Total Operating Income</b>	<b>29,128.36</b>	<b>100.00</b>	<b>138,230.07</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Ogden Meadows Expenses</b>				
SOM- Garbage	1,542.01	5.29	7,300.41	5.28
SOM- Gas	3,007.73	10.33	31,688.03	22.92
SOM- Water, Sewer and Storm	5,741.09	19.71	27,261.36	19.72
SOM- Snow Removal	0.00	0.00	19,400.00	14.03
SOM- Insurance	3,454.16	11.86	6,888.32	4.98
SOM- Building Maintenance	7,070.89	24.27	34,864.06	25.22
SOM- Property Maintenance	4,262.93	14.63	7,027.06	5.08
SOM- Electricity	601.52	2.07	3,328.92	2.41
SOM- Professional Fees	280.25	0.96	842.75	0.61
SOM- Drain Cleaning	160.00	0.55	315.00	0.23
SOM- Internet for Cameras	215.11	0.74	1,076.36	0.78
SOM- Legal Fees	0.00	0.00	740.00	0.54
SOM- Landscaping	1,890.00	6.49	3,790.00	2.74
<b>Total South Ogden Meadows Expenses</b>	<b>28,225.69</b>	<b>96.90</b>	<b>144,522.27</b>	<b>104.55</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	4.79	6,975.00	5.05
<b>Total Property Management</b>	<b>1,395.00</b>	<b>4.79</b>	<b>6,975.00</b>	<b>5.05</b>
<b>Maintenance &amp; Repairs</b>				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.08
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>106.25</b>	<b>0.08</b>
<b>Total Operating Expense</b>	<b>29,620.69</b>	<b>101.69</b>	<b>151,603.52</b>	<b>109.67</b>
<b>NOI - Net Operating Income</b>	<b>-492.33</b>	<b>-1.69</b>	<b>-13,373.45</b>	<b>-9.67</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Transfer Income	1,989.28	6.83	10,053.56	7.27
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,180.00	4.05	5,920.00	4.28
Interest on Bank Accounts	5.36	0.02	25.66	0.02
<b>Total Other Income</b>	<b>3,174.64</b>	<b>10.90</b>	<b>15,999.22</b>	<b>11.57</b>
<b>Net Other Income</b>	<b>3,174.64</b>	<b>10.90</b>	<b>15,999.22</b>	<b>11.57</b>
Total Income	32,303.00	110.90	154,229.29	111.57
Total Expense	29,620.69	101.69	151,603.52	109.67
<b>Net Income</b>	<b>2,682.31</b>	<b>9.21</b>	<b>2,625.77</b>	<b>1.90</b>