

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	124,716.60
Savings/Reserve Account	97,149.79
South Ogden Meadows HOA Savings #2	31,291.83
Total Cash	253,158.22
TOTAL ASSETS	253,158.22
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,486.75
Total Liabilities	11,486.75
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	11,576.57
Calculated Prior Years Retained Earnings	-83,141.90
Total Capital	241,671.47
TOTAL LIABILITIES & CAPITAL	253,158.22

Income Statement

Welch Randall

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

As of: Jun 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
Operating Income & Expense				
Income				
South Ogden Meadows Income				
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	0.29
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	8,558.31	30.58	53,797.84	32.37
Total South Ogden Meadows Income	8,558.31	30.58	54,281.24	32.66
Association Dues	19,584.23	69.99	111,956.90	67.36
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	45.00	0.03
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	0.00	0.00	4.47	0.00
Laundry - Services	0.00	0.00	0.00	0.00
Eviction Turnover Fee - Administration Fees	-175.44	-0.63	-175.44	-0.11
Late Fee	0.00	0.00	50.00	0.03
Total Operating Income	27,982.10	100.00	166,212.17	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,317.94	4.71	8,108.35	4.88
SOM- Gas	0.00	0.00	31,688.03	19.06
SOM- Water, Sewer and Storm	5,441.15	19.45	32,702.51	19.68
SOM- Snow Removal	0.00	0.00	19,400.00	11.67
SOM- Insurance	3,469.17	12.40	10,357.49	6.23
SOM- Building Maintenance	7,281.07	26.02	42,145.13	25.36
SOM- Property Maintenance	450.00	1.61	7,987.06	4.81
SOM- Electricity	506.70	1.81	3,835.62	2.31
SOM- Professional Fees	0.00	0.00	842.75	0.51
SOM- Drain Cleaning	360.00	1.29	675.00	0.41
SOM- Internet for Cameras	215.11	0.77	1,291.47	0.78
SOM- Legal Fees	90.00	0.32	830.00	0.50
SOM- Landscaping	1,590.00	5.68	5,380.00	3.24
Total South Ogden	20,721.14	74.05	165,243.41	99.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Meadows Expenses				
Property Management				
Management Fee	1,395.00	4.99	8,370.00	5.04
Total Property Management	1,395.00	4.99	8,370.00	5.04
Maintenance & Repairs				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.06
Total Maintenance & Repairs	0.00	0.00	106.25	0.06
Total Operating Expense	22,116.14	79.04	173,719.66	104.52
NOI - Net Operating Income	5,865.96	20.96	-7,507.49	-4.52
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,939.60	6.93	11,993.16	7.22
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,140.00	4.07	7,060.00	4.25
Interest on Bank Accounts	5.24	0.02	30.90	0.02
Total Other Income	3,084.84	11.02	19,084.06	11.48
Net Other Income	3,084.84	11.02	19,084.06	11.48
Total Income	31,066.94	111.02	185,296.23	111.48
Total Expense	22,116.14	79.04	173,719.66	104.52
Net Income	8,950.80	31.99	11,576.57	6.96