

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	145,391.49
Savings/Reserve Account	98,353.92
South Ogden Meadows HOA Savings #2	31,293.16
Total Cash	275,038.57
TOTAL ASSETS	275,038.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,012.91
Total Liabilities	13,012.91
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	31,930.76
Calculated Prior Years Retained Earnings	-83,141.90
Total Capital	262,025.66
TOTAL LIABILITIES & CAPITAL	275,038.57

Income Statement

Welch Randall

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

As of: Jul 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	0.25
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	9,353.41	30.46	63,151.25	32.07
Total South Ogden Meadows Income	9,353.41	30.46	63,634.65	32.31
Association Dues	21,308.01	69.38	133,264.91	67.67
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	45.00	0.02
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	0.00	0.00	-175.44	-0.09
Late Fee	50.00	0.16	100.00	0.05
Total Operating Income	30,711.42	100.00	196,923.59	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,313.58	4.28	9,421.93	4.78
SOM- Gas	2,124.17	6.92	33,812.20	17.17
SOM- Water, Sewer and Storm	5,488.71	17.87	38,191.22	19.39
SOM- Snow Removal	0.00	0.00	19,400.00	9.85
SOM- Insurance	0.00	0.00	10,357.49	5.26
SOM- Building Maintenance	252.00	0.82	42,397.13	21.53
SOM- Property Maintenance	380.00	1.24	8,367.06	4.25
SOM- Electricity	468.74	1.53	4,304.36	2.19
SOM- Professional Fees	0.00	0.00	842.75	0.43
SOM- Drain Cleaning	0.00	0.00	675.00	0.34
SOM- Internet for Cameras	215.93	0.70	1,507.40	0.77
SOM- Legal Fees	0.00	0.00	830.00	0.42
SOM- Landscaping	2,050.00	6.68	7,430.00	3.77
Total South Ogden	12,293.13	40.03	177,536.54	90.16

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	4.54	9,765.00	4.96
Total Property Management	1,395.00	4.54	9,765.00	4.96
Maintenance & Repairs				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.05
Total Maintenance & Repairs	0.00	0.00	106.25	0.05
Total Operating Expense	13,688.13	44.57	187,407.79	95.17
NOI - Net Operating Income	17,023.29	55.43	9,515.80	4.83
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,057.07	6.70	14,050.23	7.13
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,210.00	3.94	8,270.00	4.20
Interest on Bank Accounts	63.83	0.21	94.73	0.05
Total Other Income	3,330.90	10.85	22,414.96	11.38
Net Other Income	3,330.90	10.85	22,414.96	11.38
Total Income	34,042.32	110.85	219,338.55	111.38
Total Expense	13,688.13	44.57	187,407.79	95.17
Net Income	20,354.19	66.28	31,930.76	16.21