

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	155,139.26
Savings/Reserve Account	99,558.11
South Ogden Meadows HOA Savings #2	31,294.49
Total Cash	285,991.86
TOTAL ASSETS	285,991.86
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,726.67
Total Liabilities	12,726.67
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	43,170.29
Calculated Prior Years Retained Earnings	-83,141.90
Total Capital	273,265.19
TOTAL LIABILITIES & CAPITAL	285,991.86

Income Statement

Welch Randall

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

As of: Aug 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	0.21
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	9,117.73	30.31	72,268.98	31.84
Total South Ogden Meadows Income	9,117.73	30.31	72,752.38	32.05
Association Dues	20,843.62	69.30	154,108.53	67.89
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	60.00	0.03
Fine & Violation	0.00	0.00	50.00	0.02
Interest Income	2.27	0.01	6.74	0.00
Laundry - Services	0.00	0.00	0.00	0.00
Eviction Turnover Fee - Administration Fees	0.00	0.00	-175.44	-0.08
Late Fee	100.00	0.33	200.00	0.09
Total Operating Income	30,078.62	100.00	227,002.21	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,393.52	4.63	10,815.45	4.76
SOM- Gas	2,928.73	9.74	36,740.93	16.19
SOM- Water, Sewer and Storm	5,575.55	18.54	43,766.77	19.28
SOM- Snow Removal	0.00	0.00	19,400.00	8.55
SOM- Insurance	1,699.60	5.65	12,057.09	5.31
SOM- Building Maintenance	2,998.56	9.97	45,395.69	20.00
SOM- Property Maintenance	320.00	1.06	8,687.06	3.83
SOM- Electricity	504.73	1.68	4,809.09	2.12
SOM- Professional Fees	162.50	0.54	1,005.25	0.44
SOM- Drain Cleaning	460.00	1.53	1,135.00	0.50
SOM- Internet for Cameras	215.90	0.72	1,723.30	0.76
SOM- Legal Fees	0.00	0.00	830.00	0.37
SOM- Landscaping	4,450.00	14.79	11,880.00	5.23
Total South Ogden	20,709.09	68.85	198,245.63	87.33

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	4.64	11,160.00	4.92
Total Property Management	1,395.00	4.64	11,160.00	4.92
Maintenance & Repairs				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.05
Total Maintenance & Repairs	0.00	0.00	106.25	0.05
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	0.00	0.00
Total Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	22,104.09	73.49	209,511.88	92.30
NOI - Net Operating Income	7,974.53	26.51	17,490.33	7.70
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,013.66	6.69	16,063.89	7.08
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,180.00	3.92	9,450.00	4.16
Interest on Bank Accounts	71.34	0.24	166.07	0.07
Total Other Income	3,265.00	10.85	25,679.96	11.31
Net Other Income	3,265.00	10.85	25,679.96	11.31
Total Income	33,343.62	110.85	252,682.17	111.31
Total Expense	22,104.09	73.49	209,511.88	92.30
Net Income	11,239.53	37.37	43,170.29	19.02