

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	172,426.63
Savings/Reserve Account	99,562.20
South Ogden Meadows HOA Savings #2	31,295.78
Total Cash	303,284.61
TOTAL ASSETS	303,284.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,633.65
Total Liabilities	14,633.65
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	58,556.06
Calculated Prior Years Retained Earnings	-83,141.90
Total Capital	288,650.96
TOTAL LIABILITIES & CAPITAL	303,284.61

Income Statement

Welch Randall

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

As of: Sep 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	0.19
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	9,151.80	30.28	81,420.78	31.65
Total South Ogden Meadows Income	9,151.80	30.28	81,904.18	31.84
Association Dues	21,071.30	69.72	175,179.83	68.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	60.00	0.02
Fine & Violation	0.00	0.00	50.00	0.02
Interest Income	0.00	0.00	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	-0.07
Late Fee	0.00	0.00	200.00	0.08
Total Operating Income	30,223.10	100.00	257,225.31	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,333.18	4.41	12,148.63	4.72
SOM- Gas	0.00	0.00	36,740.93	14.28
SOM- Water, Sewer and Storm	5,483.13	18.14	49,249.90	19.15
SOM- Snow Removal	0.00	0.00	19,400.00	7.54
SOM- Insurance	0.00	0.00	12,057.09	4.69
SOM- Building Maintenance	5,729.06	18.96	51,124.75	19.88
SOM- Property Maintenance	1,194.00	3.95	9,881.06	3.84
SOM- Electricity	485.88	1.61	5,294.97	2.06
SOM- Professional Fees	0.00	0.00	1,005.25	0.39
SOM- Drain Cleaning	0.00	0.00	1,135.00	0.44
SOM- Internet for Cameras	215.90	0.71	1,939.20	0.75
SOM- Legal Fees	472.50	1.56	1,302.50	0.51
SOM- Landscaping	1,590.00	5.26	13,470.00	5.24
Total South Ogden	16,503.65	54.61	214,749.28	83.49

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	4.62	12,555.00	4.88
Total Property Management	1,395.00	4.62	12,555.00	4.88
Maintenance & Repairs				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.04
Plumbing	243.00	0.80	243.00	0.09
Total Maintenance & Repairs	243.00	0.80	349.25	0.14
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	18,141.65	60.03	227,653.53	88.50
NOI - Net Operating Income	12,081.45	39.97	29,571.78	11.50
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,030.69	6.72	18,094.58	7.03
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,200.00	3.97	10,650.00	4.14
Interest on Bank Accounts	73.63	0.24	239.70	0.09
Total Other Income	3,304.32	10.93	28,984.28	11.27
Net Other Income	3,304.32	10.93	28,984.28	11.27
Total Income	33,527.42	110.93	286,209.59	111.27
Total Expense	18,141.65	60.03	227,653.53	88.50
Net Income	15,385.77	50.91	58,556.06	22.76