

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 172,442.45 |
| Savings/Reserve Account | 101,966.52 |
| South Ogden Meadows HOA Savings #2 | 31,297.11 |
| Total Cash | 305,706.08 |
| TOTAL ASSETS | 305,706.08 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 14,368.82 |
| Total Liabilities | 14,368.82 |
| Capital | |
| Retained Earnings | 313,236.80 |
| Calculated Retained Earnings | 61,242.36 |
| Calculated Prior Years Retained Earnings | -83,141.90 |
| Total Capital | 291,337.26 |
| TOTAL LIABILITIES & CAPITAL | 305,706.08 |

Income Statement

Welch Randall

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

As of: Oct 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 | 0.17 |
| SOM- Monthly Admin Fee | 0.00 | 0.00 | 0.00 | 0.00 |
| SOM- Utilities | 9,104.83 | 29.82 | 90,525.61 | 31.46 |
| Total South Ogden Meadows Income | 9,104.83 | 29.82 | 91,009.01 | 31.63 |
| Association Dues | 21,384.94 | 70.03 | 196,564.77 | 68.31 |
| HOA Reinvestment Fee / Transfer Fee | 15.00 | 0.05 | 75.00 | 0.03 |
| Fine & Violation | 2.49 | 0.01 | 52.49 | 0.02 |
| Interest Income | 2.85 | 0.01 | 9.59 | 0.00 |
| Laundry - Services | 0.00 | 0.00 | 0.00 | 0.00 |
| Eviction Turnover Fee - Administration Fees | 0.00 | 0.00 | -175.44 | -0.06 |
| Late Fee | 25.00 | 0.08 | 225.00 | 0.08 |
| Total Operating Income | 30,535.11 | 100.00 | 287,760.42 | 100.00 |
| Expense | | | | |
| South Ogden Meadows Expenses | | | | |
| SOM- Garbage | 1,620.95 | 5.31 | 13,769.58 | 4.79 |
| SOM- Gas | 1,623.19 | 5.32 | 38,364.12 | 13.33 |
| SOM- Water, Sewer and Storm | 5,737.64 | 18.79 | 54,987.54 | 19.11 |
| SOM- Snow Removal | 0.00 | 0.00 | 19,400.00 | 6.74 |
| SOM- Insurance | 4,077.25 | 13.35 | 16,134.34 | 5.61 |
| SOM- Building Maintenance | 11,752.25 | 38.49 | 62,877.00 | 21.85 |
| SOM- Property Maintenance | 1,957.60 | 6.41 | 11,838.66 | 4.11 |
| SOM- Electricity | 521.86 | 1.71 | 5,816.83 | 2.02 |
| SOM- Professional Fees | 0.00 | 0.00 | 1,005.25 | 0.35 |
| SOM- Drain Cleaning | 0.00 | 0.00 | 1,135.00 | 0.39 |
| SOM- Internet for Cameras | 216.72 | 0.71 | 2,155.92 | 0.75 |
| SOM- Legal Fees | 0.00 | 0.00 | 1,302.50 | 0.45 |
| SOM- Landscaping | 2,240.00 | 7.34 | 15,710.00 | 5.46 |
| Total South Ogden Meadows Expenses | 29,747.46 | 97.42 | 244,496.74 | 84.97 |
| Property Management | | | | |
| Management Fee | 1,395.00 | 4.57 | 13,950.00 | 4.85 |
| Total Property Management | 1,395.00 | 4.57 | 13,950.00 | 4.85 |
| Maintenance & Repairs | | | | |
| Painting/Sheetrock Repair | 0.00 | 0.00 | 106.25 | 0.04 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|------------------|---------------------|-------------------|------------------------|
| Plumbing | 0.00 | 0.00 | 243.00 | 0.08 |
| Minor Electrical | 0.00 | 0.00 | 0.00 | 0.00 |
| Flooring | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Maintenance & Repairs | 0.00 | 0.00 | 349.25 | 0.12 |
| 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 | 31,142.46 | 101.99 | 258,795.99 | 89.93 |
| NOI - Net Operating Income | -607.35 | -1.99 | 28,964.43 | 10.07 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Reserve Transfer Income | 2,022.98 | 6.63 | 20,117.56 | 6.99 |
| Insurance Income (Other) | 0.00 | 0.00 | 0.00 | 0.00 |
| Special Assessment | 1,190.00 | 3.90 | 11,840.00 | 4.11 |
| Interest on Bank Accounts | 80.67 | 0.26 | 320.37 | 0.11 |
| Total Other Income | 3,293.65 | 10.79 | 32,277.93 | 11.22 |
| Net Other Income | 3,293.65 | 10.79 | 32,277.93 | 11.22 |
| Total Income | 33,828.76 | 110.79 | 320,038.35 | 111.22 |
| Total Expense | 31,142.46 | 101.99 | 258,795.99 | 89.93 |
| Net Income | 2,686.30 | 8.80 | 61,242.36 | 21.28 |