

## Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	185,630.05
Savings/Reserve Account	103,170.71
South Ogden Meadows HOA Savings #2	31,298.40
<b>Total Cash</b>	<b>320,099.16</b>
<b>TOTAL ASSETS</b>	<b>320,099.16</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	13,077.02
<b>Total Liabilities</b>	<b>13,077.02</b>
<b>Capital</b>	
Retained Earnings	313,236.80
Calculated Retained Earnings	76,927.24
Calculated Prior Years Retained Earnings	-83,141.90
<b>Total Capital</b>	<b>307,022.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>320,099.16</b>

## Income Statement

Welch Randall

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

As of: Nov 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>South Ogden Meadows Income</b>				
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	0.15
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	9,495.79	30.63	100,021.40	31.38
<b>Total South Ogden Meadows Income</b>	<b>9,495.79</b>	<b>30.63</b>	<b>100,504.80</b>	<b>31.53</b>
Association Dues	21,367.43	68.93	217,932.20	68.37
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	90.00	0.03
Fine & Violation	0.00	0.00	50.00	0.02
Interest Income	19.31	0.06	28.90	0.01
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	100.00	0.32	325.00	0.10
<b>Total Operating Income</b>	<b>30,997.53</b>	<b>100.00</b>	<b>318,755.46</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Ogden Meadows Expenses</b>				
SOM- Garbage	1,365.12	4.40	15,134.70	4.75
SOM- Gas	2,186.36	7.05	40,550.48	12.72
SOM- Water, Sewer and Storm	5,430.84	17.52	60,418.38	18.95
SOM- Snow Removal	0.00	0.00	19,400.00	6.09
SOM- Insurance	2,327.66	7.51	18,462.00	5.79
SOM- Building Maintenance	3,253.57	10.50	66,130.57	20.75
SOM- Property Maintenance	353.02	1.14	12,191.68	3.82
SOM- Electricity	534.76	1.73	6,351.59	1.99
SOM- Professional Fees	0.00	0.00	1,005.25	0.32
SOM- Drain Cleaning	160.00	0.52	1,295.00	0.41
SOM- Internet for Cameras	216.72	0.70	2,372.64	0.74
SOM- Legal Fees	690.00	2.23	1,992.50	0.63
SOM- Landscaping	800.00	2.58	16,510.00	5.18
<b>Total South Ogden</b>	<b>17,318.05</b>	<b>55.87</b>	<b>261,814.79</b>	<b>82.14</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Meadows Expenses</b>				
<b>Property Management</b>				
Management Fee	1,395.00	4.50	15,345.00	4.81
<b>Total Property Management</b>	<b>1,395.00</b>	<b>4.50</b>	<b>15,345.00</b>	<b>4.81</b>
<b>Maintenance &amp; Repairs</b>				
Painting/Sheetrock Repair	0.00	0.00	106.25	0.03
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
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>349.25</b>	<b>0.11</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>18,713.05</b>	<b>60.37</b>	<b>277,509.04</b>	<b>87.06</b>
<b>NOI - Net Operating Income</b>	<b>12,284.48</b>	<b>39.63</b>	<b>41,246.42</b>	<b>12.94</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Transfer Income	2,091.32	6.75	22,208.88	6.97
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,230.00	3.97	13,070.00	4.10
Interest on Bank Accounts	81.57	0.26	401.94	0.13
<b>Total Other Income</b>	<b>3,402.89</b>	<b>10.98</b>	<b>35,680.82</b>	<b>11.19</b>
<b>Net Other Income</b>	<b>3,402.89</b>	<b>10.98</b>	<b>35,680.82</b>	<b>11.19</b>
Total Income	34,400.42	110.98	354,436.28	111.19
Total Expense	18,713.05	60.37	277,509.04	87.06
<b>Net Income</b>	<b>15,687.37</b>	<b>50.61</b>	<b>76,927.24</b>	<b>24.13</b>