

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	187,108.73
Savings/Reserve Account	104,757.61
South Ogden Meadows HOA Savings #2	31,423.31
Total Cash	323,289.65
TOTAL ASSETS	323,289.65
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,502.23
Total Liabilities	10,502.23
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	79,442.52
Calculated Prior Years Retained Earnings	-79,891.90
Total Capital	312,787.42
TOTAL LIABILITIES & CAPITAL	323,289.65

Income Statement

Welch Randall

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

As of: Dec 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	0.14
SOM- Monthly Admin Fee	0.00	0.00	0.00	0.00
SOM- Utilities	8,851.00	29.61	108,872.40	31.23
Total South Ogden Meadows Income	8,851.00	29.61	109,355.80	31.37
Association Dues	20,491.10	68.55	238,423.30	68.39
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	105.00	0.03
Fine & Violation	535.00	1.79	585.00	0.17
Interest Income	0.00	0.00	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	-0.05
Late Fee	0.00	0.00	325.00	0.09
Total Operating Income	29,892.10	100.00	348,647.56	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,342.61	4.49	16,477.31	4.73
SOM- Gas	11,637.26	38.93	52,187.74	14.97
SOM- Water, Sewer and Storm	5,507.41	18.42	65,925.79	18.91
SOM- Snow Removal	1,210.00	4.05	20,610.00	5.91
SOM- Insurance	2,327.66	7.79	20,789.66	5.96
SOM- Building Maintenance	4,609.81	15.42	70,740.38	20.29
SOM- Property Maintenance	1,004.60	3.36	13,196.28	3.78
SOM- Electricity	696.07	2.33	7,047.66	2.02
SOM- Professional Fees	0.00	0.00	1,005.25	0.29
SOM- Drain Cleaning	154.00	0.52	1,449.00	0.42
SOM- Internet for Cameras	216.72	0.73	2,589.36	0.74
SOM- Legal Fees	60.00	0.20	2,052.50	0.59
SOM- Landscaping	950.00	3.18	17,460.00	5.01
Total South Ogden Meadows Expenses	29,716.14	99.41	291,530.93	83.62
Property Management				
Management Fee	1,395.00	4.67	16,740.00	4.80
Total Property Management	1,395.00	4.67	16,740.00	4.80
Maintenance & Repairs				
Fence	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Painting/Sheetrock Repair	0.00	0.00	106.25	0.03
Plumbing	0.00	0.00	243.00	0.07
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	0.10
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	31,111.14	104.08	308,620.18	88.52
NOI - Net Operating Income	-1,219.04	-4.08	40,027.38	11.48
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,979.20	6.62	24,188.08	6.94
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	1,160.00	3.88	14,230.00	4.08
Interest on Bank Accounts	595.12	1.99	997.06	0.29
Total Other Income	3,734.32	12.49	39,415.14	11.31
Net Other Income	3,734.32	12.49	39,415.14	11.31
Total Income	33,626.42	112.49	388,062.70	111.31
Total Expense	31,111.14	104.08	308,620.18	88.52
Net Income	2,515.28	8.41	79,442.52	22.79