

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	203,022.79
Savings/Reserve Account	105,962.06
South Ogden Meadows HOA Savings #2	31,424.64
Total Cash	340,409.49
TOTAL ASSETS	340,409.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,286.01
Total Liabilities	11,286.01
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	16,336.06
Calculated Prior Years Retained Earnings	-449.38
Total Capital	329,123.48
TOTAL LIABILITIES & CAPITAL	340,409.49

Income Statement

Welch Randall

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

As of: Jan 2024

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- Laundry	5,756.25	15.74	5,756.25	15.74
SOM- Utilities	9,287.64	25.40	9,287.64	25.40
Total South Ogden Meadows Income	15,043.89	41.14	15,043.89	41.14
Association Dues	21,438.14	58.63	21,438.14	58.63
Fine & Violation	27.49	0.08	27.49	0.08
Interest Income	5.69	0.02	5.69	0.02
Late Fee	50.00	0.14	50.00	0.14
Total Operating Income	36,565.21	100.00	36,565.21	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,381.54	3.78	1,381.54	3.78
SOM- Gas	0.00	0.00	0.00	0.00
SOM- Water, Sewer and Storm	6,068.05	16.60	6,068.05	16.60
SOM- Snow Removal	6,570.00	17.97	6,570.00	17.97
SOM- Insurance	2,327.66	6.37	2,327.66	6.37
SOM- Building Maintenance	1,519.69	4.16	1,519.69	4.16
SOM- Property Maintenance	1,860.92	5.09	1,860.92	5.09
SOM- Electricity	726.97	1.99	726.97	1.99
SOM- Professional Fees	780.00	2.13	780.00	2.13
SOM- Drain Cleaning	0.00	0.00	0.00	0.00
SOM- Internet for Cameras	220.63	0.60	220.63	0.60
SOM- Legal Fees	600.00	1.64	600.00	1.64
SOM- Landscaping	120.00	0.33	120.00	0.33
Total South Ogden Meadows Expenses	22,175.46	60.65	22,175.46	60.65
Property Management				
Management Fee	1,395.00	3.82	1,395.00	3.82
Total Property Management	1,395.00	3.82	1,395.00	3.82
Maintenance & Repairs				
Painting/Sheetrock Repair	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
Total Maintenance & Repairs	0.00	0.00	0.00	0.00
Total Operating Expense	23,570.46	64.46	23,570.46	64.46
NOI - Net Operating Income	12,994.75	35.54	12,994.75	35.54
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,049.32	5.60	2,049.32	5.60
Special Assessment	1,200.00	3.28	1,200.00	3.28
Interest on Bank Accounts	91.99	0.25	91.99	0.25
Total Other Income	3,341.31	9.14	3,341.31	9.14
Net Other Income	3,341.31	9.14	3,341.31	9.14
Total Income	39,906.52	109.14	39,906.52	109.14
Total Expense	23,570.46	64.46	23,570.46	64.46
Net Income	16,336.06	44.68	16,336.06	44.68