

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	197,944.65
Savings/Reserve Account	107,166.27
South Ogden Meadows HOA Savings #2	31,425.89
Total Cash	336,536.81
TOTAL ASSETS	336,536.81
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,289.58
Total Liabilities	9,289.58
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	14,459.81
Calculated Prior Years Retained Earnings	-449.38
Total Capital	327,247.23
TOTAL LIABILITIES & CAPITAL	336,536.81

Income Statement

Welch Randall

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

As of: Feb 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	0.00	0.00	5,756.25	8.62
SOM- Utilities	9,118.38	30.18	18,406.02	27.56
Total South Ogden Meadows Income	9,118.38	30.18	24,162.27	36.18
Association Dues	21,070.93	69.74	42,509.07	63.66
Fine & Violation	0.00	0.00	27.49	0.04
Interest Income	0.00	0.00	5.69	0.01
Late Fee	25.00	0.08	75.00	0.11
Total Operating Income	30,214.31	100.00	66,779.52	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,359.44	4.50	2,740.98	4.10
SOM- Gas	8,283.26	27.42	8,283.26	12.40
SOM- Water, Sewer and Storm	6,224.65	20.60	12,292.70	18.41
SOM- Snow Removal	1,550.00	5.13	8,120.00	12.16
SOM- Insurance	2,327.66	7.70	4,655.32	6.97
SOM- Building Maintenance	5,514.34	18.25	7,034.03	10.53
SOM- Property Maintenance	2,187.01	7.24	4,047.93	6.06
SOM- Electricity	658.45	2.18	1,385.42	2.07
SOM- Professional Fees	2,086.10	6.90	2,866.10	4.29
SOM- Drain Cleaning	378.00	1.25	378.00	0.57
SOM- Internet for Cameras	236.77	0.78	457.40	0.68
SOM- Legal Fees	3,321.50	10.99	3,921.50	5.87
SOM- Landscaping	0.00	0.00	120.00	0.18
Total South Ogden Meadows Expenses	34,127.18	112.95	56,302.64	84.31
Property Management				
Management Fee	1,395.00	4.62	2,790.00	4.18
Total Property Management	1,395.00	4.62	2,790.00	4.18
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
Plumbing	-140.10	-0.46	-140.10	-0.21
Total Maintenance & Repairs	-140.10	-0.46	-140.10	-0.21
Total Operating Expense	35,382.08	117.10	58,952.54	88.28
NOI - Net Operating Income	-5,167.77	-17.10	7,826.98	11.72
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,015.48	6.67	4,064.80	6.09
Special Assessment	1,190.00	3.94	2,390.00	3.58
Interest on Bank Accounts	86.04	0.28	178.03	0.27
Total Other Income	3,291.52	10.89	6,632.83	9.93
Net Other Income	3,291.52	10.89	6,632.83	9.93
Total Income	33,505.83	110.89	73,412.35	109.93
Total Expense	35,382.08	117.10	58,952.54	88.28
Net Income	-1,876.25	-6.21	14,459.81	21.65