

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	208,358.42
Savings/Reserve Account	124,033.38
South Ogden Meadows HOA Savings #2	31,444.22
Total Cash	363,836.02
TOTAL ASSETS	363,836.02
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,482.35
Total Liabilities	11,482.35
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	-13,284.22
Calculated Prior Years Retained Earnings	52,401.09
Total Capital	352,353.67
TOTAL LIABILITIES & CAPITAL	363,836.02

Income Statement

Welch Randall

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

As of: Apr 2025

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	1,006.02	0.85
SOM- Utilities	8,151.00	30.14	35,444.00	29.87
Total South Ogden Meadows Income	8,151.00	30.14	36,450.02	30.72
Association Dues	18,851.78	69.70	82,136.34	69.22
HOA Reinvestment Fee / Transfer Fee	15.00	0.06	45.00	0.04
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	2.84	0.01	2.84	0.00
Late Fee	25.00	0.09	25.00	0.02
Total Operating Income	27,045.62	100.00	118,659.20	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,400.19	5.18	5,853.97	4.93
SOM- Gas	7,945.43	29.38	17,415.92	14.68
SOM- Water, Sewer and Storm	7,889.87	29.17	31,980.18	26.95
SOM- Snow Removal	0.00	0.00	8,800.00	7.42
SOM- Insurance	2,932.91	10.84	11,731.64	9.89
SOM- Building Maintenance	4,287.99	15.85	9,940.63	8.38
SOM- Property Maintenance	32,818.31	121.34	51,250.56	43.19
SOM- Electricity	609.20	2.25	2,821.35	2.38
SOM- Professional Fees	0.00	0.00	2,190.30	1.85
SOM- Drain Cleaning	0.00	0.00	0.00	0.00
SOM- Internet for Cameras	354.44	1.31	1,416.72	1.19
SOM- Legal Fees	0.00	0.00	418.00	0.35
SOM- Landscaping	4,850.00	17.93	9,057.00	7.63
Total South Ogden Meadows Expenses	63,088.34	233.27	152,876.27	128.84
Property Management				
Management Fee	1,395.00	5.16	5,580.00	4.70
Total Property Management	1,395.00	5.16	5,580.00	4.70
Total Operating Expense	64,483.34	238.42	158,456.27	133.54

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-37,437.72	-138.42	-39,797.07	-33.54
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,802.33	6.66	7,883.02	6.64
Insurance Income (Other)	13,550.71	50.10	13,550.71	11.42
Special Assessment	1,060.00	3.92	4,630.00	3.90
Interest on Bank Accounts	150.21	0.56	449.12	0.38
Total Other Income	16,563.25	61.24	26,512.85	22.34
Net Other Income	16,563.25	61.24	26,512.85	22.34
Total Income	43,608.87	161.24	145,172.05	122.34
Total Expense	64,483.34	238.42	158,456.27	133.54
Net Income	-20,874.47	-77.18	-13,284.22	-11.20