

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	218,446.48
Savings/Reserve Account	138,498.78
South Ogden Meadows HOA Savings #2	31,459.97
Total Cash	388,405.23
TOTAL ASSETS	388,405.23
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,621.75
Total Liabilities	12,621.75
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	36,493.96
Calculated Prior Years Retained Earnings	26,052.72
Total Capital	375,783.48
TOTAL LIABILITIES & CAPITAL	388,405.23

Income Statement

Welch Randall

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

As of: Apr 2026

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	0.00	0.00
SOM- Utilities	9,321.32	29.86	37,078.35	30.05
Total South Ogden Meadows Income	9,321.32	29.86	37,078.35	30.05
Association Dues	21,809.65	69.86	85,770.18	69.52
HOA Reinvestment Fee / Transfer Fee	30.00	0.10	295.00	0.24
Fine & Violation	35.00	0.11	105.00	0.09
Interest Income	0.00	0.00	0.00	0.00
Late Fee	25.00	0.08	125.00	0.10
Total Operating Income	31,220.97	100.00	123,373.53	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,559.29	4.99	5,953.11	4.83
SOM- Gas	3,613.04	11.57	20,345.84	16.49
SOM- Water, Sewer and Storm	7,383.39	23.65	32,530.94	26.37
SOM- Snow Removal	0.00	0.00	2,450.00	1.99
SOM- Insurance	124.00	0.40	2,053.00	1.66
SOM- Building Maintenance	2,360.41	7.56	13,489.30	10.93
SOM- Property Maintenance	1,559.29	4.99	5,940.30	4.81
SOM- Electricity	639.49	2.05	2,867.94	2.32
SOM- Professional Fees	1,618.82	5.19	4,288.84	3.48
SOM- Drain Cleaning	0.00	0.00	-79.95	-0.06
SOM- Internet for Cameras	369.89	1.18	1,479.70	1.20
SOM- Legal Fees	0.00	0.00	418.00	0.34
SOM- Landscaping	4,955.00	15.87	8,115.00	6.58
Total South Ogden Meadows Expenses	24,182.62	77.46	99,852.02	80.93
Property Management				
Management Fee	1,395.00	4.47	5,580.00	4.52
Total Property Management	1,395.00	4.47	5,580.00	4.52
Total Operating Expense	25,577.62	81.92	105,432.02	85.46

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	5,643.35	18.08	17,941.51	14.54
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,057.00	6.59	8,194.00	6.64
Insurance Income (Other)	0.00	0.00	5,000.00	4.05
Special Assessment	1,210.00	3.88	4,820.00	3.91
Interest on Bank Accounts	142.36	0.46	538.45	0.44
Total Other Income	3,409.36	10.92	18,552.45	15.04
Net Other Income	3,409.36	10.92	18,552.45	15.04
Total Income	34,630.33	110.92	141,925.98	115.04
Total Expense	25,577.62	81.92	105,432.02	85.46
Net Income	9,052.71	29.00	36,493.96	29.58