

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	259,509.01
Savings/Reserve Account	142,122.44
South Ogden Meadows HOA Savings #2	31,465.28
Total Cash	433,096.73
TOTAL ASSETS	433,096.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,092.60
Total Liabilities	16,092.60
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	77,714.61
Calculated Prior Years Retained Earnings	26,052.72
Total Capital	417,004.13
TOTAL LIABILITIES & CAPITAL	433,096.73

Income Statement

Welch Randall LLC

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

As of: Aug 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	1,767.98	6.17	5,367.85	2.18
SOM- Utilities	8,116.04	28.30	72,456.03	29.42
Total South Ogden Meadows Income	9,884.02	34.47	77,823.88	31.60
Association Dues	18,778.62	65.48	167,577.16	68.04
HOA Reinvestment Fee / Transfer Fee	15.00	0.05	325.00	0.13
Fine & Violation	0.00	0.00	405.00	0.16
Interest Income	0.00	0.00	2.27	0.00
Late Fee	0.00	0.00	175.00	0.07
Total Operating Income	28,677.64	100.00	246,308.31	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,580.31	5.51	12,398.72	5.03
SOM- Gas	0.00	0.00	26,074.70	10.59
SOM- Water, Sewer and Storm	15,348.26	53.52	63,046.86	25.60
SOM- Snow Removal	0.00	0.00	2,450.00	0.99
SOM- Insurance	85.00	0.30	7,393.00	3.00
SOM- Building Maintenance	9,594.00	33.45	31,276.64	12.70
SOM- Property Maintenance	2,358.16	8.22	11,228.46	4.56
SOM- Electricity	608.31	2.12	5,388.13	2.19
SOM- Professional Fees	0.00	0.00	4,288.84	1.74
SOM- Drain Cleaning	0.00	0.00	215.05	0.09
SOM- Internet for Cameras	372.21	1.30	2,967.94	1.20
SOM- Legal Fees	0.00	0.00	418.00	0.17
SOM- Landscaping	3,445.00	12.01	21,960.00	8.92
Total South Ogden Meadows Expenses	33,391.25	116.44	189,106.34	76.78
Property Management				
Management Fee	1,395.00	4.86	11,160.00	4.53
Total Property Management	1,395.00	4.86	11,160.00	4.53
Total Operating Expense	34,786.25	121.30	200,266.34	81.31

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-6,108.61	-21.30	46,041.97	18.69
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,802.32	6.28	16,048.32	6.52
Insurance Income (Other)	0.00	0.00	5,000.00	2.03
Special Assessment	1,060.00	3.70	9,440.00	3.83
Interest on Bank Accounts	175.43	0.61	1,184.32	0.48
Total Other Income	3,037.75	10.59	31,672.64	12.86
Net Other Income	3,037.75	10.59	31,672.64	12.86
Total Income	31,715.39	110.59	277,980.95	112.86
Total Expense	34,786.25	121.30	200,266.34	81.31
Net Income	-3,070.86	-10.71	77,714.61	31.55