

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	221,537.22
Savings/Reserve Account	121,623.15
South Ogden Meadows HOA Savings #2	31,441.59
Total Cash	374,601.96
TOTAL ASSETS	374,601.96
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,697.13
Total Liabilities	12,697.13
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	-3,733.06
Calculated Prior Years Retained Earnings	52,401.09
Total Capital	361,904.83
TOTAL LIABILITIES & CAPITAL	374,601.96

Income Statement

Welch Randall

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

As of: Feb 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	0.00	0.00
SOM- Utilities	8,857.00	30.18	18,116.00	30.12
Total South Ogden Meadows Income	8,857.00	30.18	18,116.00	30.12
Association Dues	20,487.64	69.82	42,023.99	69.86
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	15.00	0.02
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	29,344.64	100.00	60,154.99	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,654.99	5.64	3,050.38	5.07
SOM- Gas	5,728.88	19.52	9,470.49	15.74
SOM- Water, Sewer and Storm	8,046.14	27.42	15,651.53	26.02
SOM- Snow Removal	4,550.00	15.51	7,400.00	12.30
SOM- Insurance	2,932.91	9.99	5,865.82	9.75
SOM- Building Maintenance	1,624.55	5.54	4,219.70	7.01
SOM- Property Maintenance	1,243.59	4.24	17,543.64	29.16
SOM- Electricity	707.20	2.41	1,490.51	2.48
SOM- Professional Fees	824.25	2.81	2,184.05	3.63
SOM- Drain Cleaning	0.00	0.00	0.00	0.00
SOM- Internet for Cameras	354.73	1.21	707.55	1.18
SOM- Legal Fees	0.00	0.00	0.00	0.00
SOM- Landscaping	0.00	0.00	120.00	0.20
Total South Ogden Meadows Expenses	27,667.24	94.28	67,703.67	112.55
Property Management				
Management Fee	1,395.00	4.75	2,790.00	4.64
Total Property Management	1,395.00	4.75	2,790.00	4.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance & Repairs				
Plumbing	0.00	0.00	0.00	0.00
Total Maintenance & Repairs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Operating Expense	<u>29,062.24</u>	<u>99.04</u>	<u>70,493.67</u>	<u>117.19</u>
NOI - Net Operating Income	282.40	0.96	-10,338.68	-17.19
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,972.00	6.72	4,040.69	6.72
Special Assessment	1,160.00	3.95	2,370.00	3.94
Interest on Bank Accounts	91.08	0.31	194.93	0.32
Total Other Income	<u>3,223.08</u>	<u>10.98</u>	<u>6,605.62</u>	<u>10.98</u>
Net Other Income	<u>3,223.08</u>	<u>10.98</u>	<u>6,605.62</u>	<u>10.98</u>
Total Income	32,567.72	110.98	66,760.61	110.98
Total Expense	29,062.24	99.04	70,493.67	117.19
Net Income	<u><u>3,505.48</u></u>	<u><u>11.95</u></u>	<u><u>-3,733.06</u></u>	<u><u>-6.21</u></u>