

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	260,826.88
Savings/Reserve Account	142,116.40
South Ogden Meadows HOA Savings #2	31,463.94
Total Cash	434,407.22
TOTAL ASSETS	434,407.22
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,332.23
Total Liabilities	14,332.23
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	80,785.47
Calculated Prior Years Retained Earnings	26,052.72
Total Capital	420,074.99
TOTAL LIABILITIES & CAPITAL	434,407.22

Income Statement

Welch Randall LLC

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

As of: Jul 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	3,599.87	1.65
SOM- Utilities	8,875.96	30.00	64,339.99	29.56
Total South Ogden Meadows Income	8,875.96	30.00	67,939.86	31.22
Association Dues	20,637.54	69.75	148,798.54	68.37
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	310.00	0.14
Fine & Violation	75.00	0.25	405.00	0.19
Interest Income	0.00	0.00	2.27	0.00
Late Fee	0.00	0.00	175.00	0.08
Total Operating Income	29,588.50	100.00	217,630.67	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,606.36	5.43	10,818.41	4.97
SOM- Gas	2,031.18	6.86	26,074.70	11.98
SOM- Water, Sewer and Storm	0.00	0.00	47,698.60	21.92
SOM- Snow Removal	0.00	0.00	2,450.00	1.13
SOM- Insurance	85.00	0.29	7,308.00	3.36
SOM- Building Maintenance	1,600.99	5.41	21,682.64	9.96
SOM- Property Maintenance	650.00	2.20	8,870.30	4.08
SOM- Electricity	618.91	2.09	4,779.82	2.20
SOM- Professional Fees	0.00	0.00	4,288.84	1.97
SOM- Drain Cleaning	295.00	1.00	215.05	0.10
SOM- Internet for Cameras	372.01	1.26	2,595.73	1.19
SOM- Legal Fees	0.00	0.00	418.00	0.19
SOM- Landscaping	4,380.00	14.80	18,515.00	8.51
Total South Ogden Meadows Expenses	11,639.45	39.34	155,715.09	71.55
Property Management				
Management Fee	1,395.00	4.71	9,765.00	4.49
Total Property Management	1,395.00	4.71	9,765.00	4.49
Total Operating Expense	13,034.45	44.05	165,480.09	76.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	16,554.05	55.95	52,150.58	23.96
Other Income & Expense				
Other Income				
Reserve Transfer Income	1,972.00	6.66	14,246.00	6.55
Insurance Income (Other)	0.00	0.00	5,000.00	2.30
Special Assessment	1,160.00	3.92	8,380.00	3.85
Interest on Bank Accounts	166.71	0.56	1,008.89	0.46
Total Other Income	3,298.71	11.15	28,634.89	13.16
Net Other Income	3,298.71	11.15	28,634.89	13.16
Total Income	32,887.21	111.15	246,265.56	113.16
Total Expense	13,034.45	44.05	165,480.09	76.04
Net Income	19,852.76	67.10	80,785.47	37.12