

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	239,830.53
Savings/Reserve Account	140,904.67
South Ogden Meadows HOA Savings #2	31,461.31
Total Cash	412,196.51
TOTAL ASSETS	412,196.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,127.73
Total Liabilities	12,127.73
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	60,779.26
Calculated Prior Years Retained Earnings	26,052.72
Total Capital	400,068.78
TOTAL LIABILITIES & CAPITAL	412,196.51

Income Statement

Welch Randall LLC

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

As of: Jun 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	3,599.87	10.49	3,599.87	1.91
SOM- Utilities	9,273.00	27.03	55,464.03	29.50
Total South Ogden Meadows Income	12,872.87	37.52	59,063.90	31.41
Association Dues	21,374.28	62.29	128,161.00	68.16
HOA Reinvestment Fee / Transfer Fee	15.00	0.04	310.00	0.16
Fine & Violation	50.00	0.15	330.00	0.18
Interest Income	0.00	0.00	2.27	0.00
Late Fee	0.00	0.00	175.00	0.09
Total Operating Income	34,312.15	100.00	188,042.17	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,635.77	4.77	9,212.05	4.90
SOM- Gas	1,492.28	4.35	24,043.52	12.79
SOM- Water, Sewer and Storm	7,506.03	21.88	47,698.60	25.37
SOM- Snow Removal	0.00	0.00	2,450.00	1.30
SOM- Insurance	85.00	0.25	7,223.00	3.84
SOM- Building Maintenance	1,359.95	3.96	20,081.65	10.68
SOM- Property Maintenance	1,300.00	3.79	8,220.30	4.37
SOM- Electricity	636.55	1.86	4,160.91	2.21
SOM- Professional Fees	0.00	0.00	4,288.84	2.28
SOM- Drain Cleaning	0.00	0.00	-79.95	-0.04
SOM- Internet for Cameras	372.01	1.08	2,223.72	1.18
SOM- Legal Fees	0.00	0.00	418.00	0.22
SOM- Landscaping	3,360.00	9.79	14,135.00	7.52
Total South Ogden Meadows Expenses	17,747.59	51.72	144,075.64	76.62
Property Management				
Management Fee	1,395.00	4.07	8,370.00	4.45
Total Property Management	1,395.00	4.07	8,370.00	4.45
Total Operating Expense	19,142.59	55.79	152,445.64	81.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	15,169.56	44.21	35,596.53	18.93
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,057.00	5.99	12,274.00	6.53
Insurance Income (Other)	0.00	0.00	5,000.00	2.66
Special Assessment	1,210.00	3.53	7,220.00	3.84
Interest on Bank Accounts	0.00	0.00	688.73	0.37
Total Other Income	3,267.00	9.52	25,182.73	13.39
Net Other Income	3,267.00	9.52	25,182.73	13.39
Total Income	37,579.15	109.52	213,224.90	113.39
Total Expense	19,142.59	55.79	152,445.64	81.07
Net Income	18,436.56	53.73	60,779.26	32.32