

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	222,066.03
Savings/Reserve Account	139,704.67
South Ogden Meadows HOA Savings #2	31,461.31
Total Cash	393,232.01
TOTAL ASSETS	393,232.01
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,599.79
Total Liabilities	11,599.79
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	42,342.70
Calculated Prior Years Retained Earnings	26,052.72
Total Capital	381,632.22
TOTAL LIABILITIES & CAPITAL	393,232.01

Income Statement

Welch Randall LLC

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

As of: May 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	9,112.68	30.02	46,191.03	30.05
Total South Ogden Meadows Income	9,112.68	30.02	46,191.03	30.05
Association Dues	21,016.54	69.23	106,786.72	69.46
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	295.00	0.19
Fine & Violation	175.00	0.58	280.00	0.18
Interest Income	2.27	0.01	2.27	0.00
Late Fee	50.00	0.16	175.00	0.11
Total Operating Income	30,356.49	100.00	153,730.02	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	1,623.17	5.35	7,576.28	4.93
SOM- Gas	2,205.40	7.27	22,551.24	14.67
SOM- Water, Sewer and Storm	7,661.63	25.24	40,192.57	26.14
SOM- Snow Removal	0.00	0.00	2,450.00	1.59
SOM- Insurance	5,085.00	16.75	7,138.00	4.64
SOM- Building Maintenance	5,232.40	17.24	18,721.70	12.18
SOM- Property Maintenance	980.00	3.23	6,920.30	4.50
SOM- Electricity	656.42	2.16	3,524.36	2.29
SOM- Professional Fees	0.00	0.00	4,288.84	2.79
SOM- Drain Cleaning	0.00	0.00	-79.95	-0.05
SOM- Internet for Cameras	372.01	1.23	1,851.71	1.20
SOM- Legal Fees	0.00	0.00	418.00	0.27
SOM- Landscaping	2,660.00	8.76	10,775.00	7.01
Total South Ogden Meadows Expenses	26,476.03	87.22	126,328.05	82.18
Property Management				
Management Fee	1,395.00	4.60	6,975.00	4.54
Total Property Management	1,395.00	4.60	6,975.00	4.54
Total Operating Expense	27,871.03	91.81	133,303.05	86.71

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	2,485.46	8.19	20,426.97	13.29
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,023.00	6.66	10,217.00	6.65
Insurance Income (Other)	0.00	0.00	5,000.00	3.25
Special Assessment	1,190.00	3.92	6,010.00	3.91
Interest on Bank Accounts	150.28	0.50	688.73	0.45
Total Other Income	3,363.28	11.08	21,915.73	14.26
Net Other Income	3,363.28	11.08	21,915.73	14.26
Total Income	33,719.77	111.08	175,645.75	114.26
Total Expense	27,871.03	91.81	133,303.05	86.71
Net Income	5,848.74	19.27	42,342.70	27.54