

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	203,668.52
Savings/Reserve Account	108,375.28
South Ogden Meadows HOA Savings #2	31,428.51
Total Cash	343,472.31
TOTAL ASSETS	343,472.31
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,440.34
Total Liabilities	10,440.34
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	20,244.55
Calculated Prior Years Retained Earnings	-449.38
Total Capital	333,031.97
TOTAL LIABILITIES & CAPITAL	343,472.31

Income Statement

Welch Randall

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

As of: Apr 2024

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	5,756.25	4.58
SOM- Utilities	9,132.30	29.31	35,975.64	28.60
Total South Ogden Meadows Income	9,132.30	29.31	41,731.89	33.18
Association Dues	21,316.05	68.42	83,231.23	66.17
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	15.00	0.01
Fine & Violation	677.51	2.17	705.00	0.56
Interest Income	2.87	0.01	8.56	0.01
Late Fee	25.00	0.08	100.00	0.08
Total Operating Income	31,153.73	100.00	125,791.68	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	104.87	0.34	4,205.29	3.34
SOM- Gas	11,752.12	37.72	20,035.38	15.93
SOM- Water, Sewer and Storm	5,847.19	18.77	24,265.25	19.29
SOM- Snow Removal	0.00	0.00	10,520.00	8.36
SOM- Insurance	2,327.66	7.47	9,310.64	7.40
SOM- Building Maintenance	13,238.46	42.49	20,500.40	16.30
SOM- Property Maintenance	2,414.10	7.75	7,141.63	5.68
SOM- Electricity	654.60	2.10	2,709.02	2.15
SOM- Professional Fees	0.00	0.00	2,866.10	2.28
SOM- Drain Cleaning	110.00	0.35	832.00	0.66
SOM- Internet for Cameras	337.20	1.08	1,132.24	0.90
SOM- Legal Fees	0.00	0.00	4,339.50	3.45
SOM- Landscaping	4,960.00	15.92	5,165.00	4.11
Total South Ogden Meadows Expenses	41,746.20	134.00	113,022.45	89.85
Property Management				
Management Fee	1,395.00	4.48	5,580.00	4.44
Total Property Management	1,395.00	4.48	5,580.00	4.44

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance & Repairs				
Painting/Sheetrock Repair	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>43,141.20</u>	<u>138.48</u>	<u>118,602.45</u>	<u>94.28</u>
NOI - Net Operating Income	<u>-11,987.47</u>	<u>-38.48</u>	<u>7,189.23</u>	<u>5.72</u>
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,027.67	6.51	7,991.81	6.35
Special Assessment	1,190.00	3.82	4,700.00	3.74
Interest on Bank Accounts	91.41	0.29	363.51	0.29
Total Other Income	<u>3,309.08</u>	<u>10.62</u>	<u>13,055.32</u>	<u>10.38</u>
Net Other Income	<u>3,309.08</u>	<u>10.62</u>	<u>13,055.32</u>	<u>10.38</u>
Total Income	34,462.81	110.62	138,847.00	110.38
Total Expense	43,141.20	138.48	118,602.45	94.28
Net Income	<u><u>-8,678.39</u></u>	<u><u>-27.86</u></u>	<u><u>20,244.55</u></u>	<u><u>16.09</u></u>