

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	215,671.27
Savings/Reserve Account	110,779.91
South Ogden Meadows HOA Savings #2	31,429.84
Total Cash	357,881.02
TOTAL ASSETS	357,881.02
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,490.61
Total Liabilities	10,490.61
Capital	
Retained Earnings	313,236.80
Calculated Retained Earnings	34,602.99
Calculated Prior Years Retained Earnings	-449.38
Total Capital	347,390.41
TOTAL LIABILITIES & CAPITAL	357,881.02

Income Statement

Welch Randall

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

As of: May 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	2,092.23	5.94	7,848.48	4.87
SOM- Utilities	9,836.96	27.91	45,812.60	28.45
Total South Ogden Meadows Income	11,929.19	33.84	53,661.08	33.32
Association Dues	23,037.68	65.35	106,293.91	66.00
HOA Reinvestment Fee / Transfer Fee	45.00	0.13	60.00	0.04
Fine & Violation	0.00	0.00	680.00	0.42
Interest Income	39.46	0.11	48.02	0.03
Late Fee	200.00	0.57	300.00	0.19
Total Operating Income	35,251.33	100.00	161,043.01	100.00
Expense				
South Ogden Meadows Expenses				
SOM- Garbage	2,788.32	7.91	6,993.61	4.34
SOM- Gas	4,068.87	11.54	24,104.25	14.97
SOM- Water, Sewer and Storm	5,868.76	16.65	30,134.01	18.71
SOM- Snow Removal	0.00	0.00	10,520.00	6.53
SOM- Insurance	2,327.66	6.60	11,638.30	7.23
SOM- Building Maintenance	0.00	0.00	20,500.40	12.73
SOM- Property Maintenance	6,729.60	19.09	13,871.23	8.61
SOM- Electricity	1,277.30	3.62	3,317.32	2.06
SOM- Professional Fees	21.75	0.06	2,887.85	1.79
SOM- Drain Cleaning	0.00	0.00	832.00	0.52
SOM- Internet for Cameras	337.20	0.96	1,469.44	0.91
SOM- Legal Fees	-2,743.00	-7.78	1,596.50	0.99
SOM- Landscaping	2,970.00	8.43	8,135.00	5.05
Total South Ogden Meadows Expenses	23,646.46	67.08	135,999.91	84.45
Property Management				
Management Fee	1,395.00	3.96	6,975.00	4.33
Total Property Management	1,395.00	3.96	6,975.00	4.33

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>
Bank Fees / Interest	10.00	0.03	10.00	0.01
Total Operating Expense	<u>25,051.46</u>	<u>71.07</u>	<u>142,984.91</u>	<u>88.79</u>
NOI - Net Operating Income	10,199.87	28.93	18,058.10	11.21
Other Income & Expense				
Other Income				
Reserve Transfer Income	2,133.34	6.05	10,125.15	6.29
Special Assessment	1,260.00	3.57	5,960.00	3.70
Interest on Bank Accounts	96.23	0.27	459.74	0.29
Total Other Income	<u>3,489.57</u>	<u>9.90</u>	<u>16,544.89</u>	<u>10.27</u>
Net Other Income	<u>3,489.57</u>	<u>9.90</u>	<u>16,544.89</u>	<u>10.27</u>
Total Income	38,740.90	109.90	177,587.90	110.27
Total Expense	25,051.46	71.07	142,984.91	88.79
Net Income	<u><u>13,689.44</u></u>	<u><u>38.83</u></u>	<u><u>34,602.99</u></u>	<u><u>21.49</u></u>