

## Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	8,264.68
Savings/Reserve Account	29,135.37
<b>Total Cash</b>	<b>37,400.05</b>
<b>TOTAL ASSETS</b>	<b>37,400.05</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,113.94
<b>Total Liabilities</b>	<b>4,113.94</b>
<b>Capital</b>	
Retained Earnings	17,776.11
Calculated Retained Earnings	-556.18
Calculated Prior Years Retained Earnings	16,066.18
<b>Total Capital</b>	<b>33,286.11</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>37,400.05</b>

# Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Apr 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	1,647.49	99.39	7,115.66	97.23
Fine & Violation	0.00	0.00	123.00	1.68
Interest Income	4.89	0.29	41.70	0.57
Late Fee	5.25	0.32	37.75	0.52
<b>Total Operating Income</b>	<b>1,657.63</b>	<b>100.00</b>	<b>7,318.11</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heber Landing HOA</b>				
HLA - Electricity	48.64	2.93	188.87	2.58
HLA - Garbage	56.00	3.38	112.00	1.53
HLA - Insurance	75.45	4.55	301.80	4.12
HLA - Legal	378.00	22.80	378.00	5.17
HLA - Office Expense	107.50	6.49	107.50	1.47
HLA - Sprinkler System	66.99	4.04	267.96	3.66
HLA - Snow Removal	1,730.00	104.37	3,520.00	48.10
<b>Total Heber Landing HOA</b>	<b>2,462.58</b>	<b>148.56</b>	<b>4,876.13</b>	<b>66.63</b>
<b>Property Management</b>				
Management Fee	750.00	45.25	3,000.00	40.99
<b>Total Property Management</b>	<b>750.00</b>	<b>45.25</b>	<b>3,000.00</b>	<b>40.99</b>
<b>Total Operating Expense</b>	<b>3,212.58</b>	<b>193.81</b>	<b>7,876.13</b>	<b>107.63</b>
<b>NOI - Net Operating Income</b>	<b>-1,554.95</b>	<b>-93.81</b>	<b>-558.02</b>	<b>-7.63</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.44	0.03	1.84	0.03
<b>Total Other Income</b>	<b>0.44</b>	<b>0.03</b>	<b>1.84</b>	<b>0.03</b>
<b>Net Other Income</b>	<b>0.44</b>	<b>0.03</b>	<b>1.84</b>	<b>0.03</b>
Total Income	1,658.07	100.03	7,319.95	100.03
Total Expense	3,212.58	193.81	7,876.13	107.63
<b>Net Income</b>	<b>-1,554.51</b>	<b>-93.78</b>	<b>-556.18</b>	<b>-7.60</b>