

Balance Sheet

Properties: Eagle Estates - Eagle Estates Brigham City, UT 84302

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		1,187.33
Savings/Reserve Account		9,260.41
Total Cash		10,447.74
TOTAL ASSETS		10,447.74
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		2,155.00
Total Liabilities		2,155.00
Capital		
Retained Earnings		15,149.87
Calculated Retained Earnings		-697.54
Calculated Prior Years Retained Earnings		-6,159.59
Total Capital		8,292.74
TOTAL LIABILITIES & CAPITAL		10,447.74

## Income Statement

Welch Randall

Properties: Eagle Estates - Eagle Estates Brigham City, UT 84302

As of: Aug 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	3,129.24	98.42	21,773.24	99.26
Interest Income	20.25	0.64	42.28	0.19
Late Fee	30.00	0.94	120.00	0.55
<b>Total Operating Income</b>	<b>3,179.49</b>	<b>100.00</b>	<b>21,935.52</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	0.00	0.00	6,799.02	31.00
EEA- Reimbursement	0.00	0.00	0.00	0.00
EEA- Common Area Water	1,544.78	48.59	2,784.51	12.69
EEA- Insurance	630.41	19.83	4,643.40	21.17
EEA- Supplies	0.00	0.00	79.50	0.36
EEA- Snow Removal	0.00	0.00	4,369.63	19.92
EEA- Taxes & Accounting	0.00	0.00	357.00	1.63
<b>Total Eagle Estates HOA Expenses</b>	<b>2,175.19</b>	<b>68.41</b>	<b>19,033.06</b>	<b>86.77</b>
<b>Property Management</b>				
Management Fee	450.00	14.15	3,600.00	16.41
<b>Total Property Management</b>	<b>450.00</b>	<b>14.15</b>	<b>3,600.00</b>	<b>16.41</b>
<b>Total Operating Expense</b>	<b>2,625.19</b>	<b>82.57</b>	<b>22,633.06</b>	<b>103.18</b>
<b>NOI - Net Operating Income</b>	<b>554.30</b>	<b>17.43</b>	<b>-697.54</b>	<b>-3.18</b>
Total Income	3,179.49	100.00	21,935.52	100.00
Total Expense	2,625.19	82.57	22,633.06	103.18
<b>Net Income</b>	<b>554.30</b>	<b>17.43</b>	<b>-697.54</b>	<b>-3.18</b>