

## Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 08/31/2023

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	6,832.44
Savings/Reserve Account	29,937.37
<b>Total Cash</b>	<b>36,769.81</b>
<b>TOTAL ASSETS</b>	<b>36,769.81</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,471.94
<b>Total Liabilities</b>	<b>4,471.94</b>
<b>Capital</b>	
Retained Earnings	17,776.11
Calculated Retained Earnings	-1,544.42
Calculated Prior Years Retained Earnings	16,066.18
<b>Total Capital</b>	<b>32,297.87</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>36,769.81</b>

# Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

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	1,906.35	99.48	14,595.91	97.55
Fine & Violation	0.00	0.00	223.00	1.49
Interest Income	3.76	0.20	69.36	0.46
Late Fee	6.25	0.33	74.00	0.49
<b>Total Operating Income</b>	<b>1,916.36</b>	<b>100.00</b>	<b>14,962.27</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heber Landing HOA</b>				
HLA - Bank Fees	0.00	0.00	0.00	0.00
HLA - Electricity	58.38	3.05	407.26	2.72
HLA - Garbage	0.00	0.00	168.00	1.12
HLA - Insurance	85.45	4.46	613.60	4.10
HLA - Landscaping Services	1,212.00	63.24	3,577.00	23.91
HLA - Legal	0.00	0.00	378.00	2.53
HLA - Office Expense	42.50	2.22	245.75	1.64
HLA - Sprinkler System	66.99	3.50	535.92	3.58
HLA - Snow Removal	0.00	0.00	4,385.00	29.31
<b>Total Heber Landing HOA</b>	<b>1,465.32</b>	<b>76.46</b>	<b>10,310.53</b>	<b>68.91</b>
<b>Property Management</b>				
Management Fee	750.00	39.14	6,000.00	40.10
<b>Total Property Management</b>	<b>750.00</b>	<b>39.14</b>	<b>6,000.00</b>	<b>40.10</b>
<b>Total Operating Expense</b>	<b>2,215.32</b>	<b>115.60</b>	<b>16,310.53</b>	<b>109.01</b>
<b>NOI - Net Operating Income</b>	<b>-298.96</b>	<b>-15.60</b>	<b>-1,348.26</b>	<b>-9.01</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Loss due to foreclosure / bankruptcy	0.00	0.00	-200.00	-1.34
Interest on Bank Accounts	0.50	0.03	3.84	0.03
<b>Total Other Income</b>	<b>0.50</b>	<b>0.03</b>	<b>-196.16</b>	<b>-1.31</b>
<b>Net Other Income</b>	<b>0.50</b>	<b>0.03</b>	<b>-196.16</b>	<b>-1.31</b>
<b>Total Income</b>	<b>1,916.86</b>	<b>100.03</b>	<b>14,766.11</b>	<b>98.69</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,215.32	115.60	16,310.53	109.01
Net Income	<u>-298.46</u>	<u>-15.57</u>	<u>-1,544.42</u>	<u>-10.32</u>