

Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,992.61
Savings/Reserve Account	30,137.84
Total Cash	37,130.45
TOTAL ASSETS	37,130.45
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,301.17
Total Liabilities	4,301.17
Capital	
Retained Earnings	17,776.11
Calculated Retained Earnings	-1,013.01
Calculated Prior Years Retained Earnings	16,066.18
Total Capital	32,829.28
TOTAL LIABILITIES & CAPITAL	37,130.45

Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Sep 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
Operating Income & Expense				
Income				
Association Dues	2,190.13	97.48	16,761.04	97.54
Fine & Violation	0.00	0.00	223.00	1.30
Interest Income	31.55	1.40	100.91	0.59
Late Fee	25.00	1.11	99.00	0.58
Total Operating Income	2,246.68	100.00	17,183.95	100.00
Expense				
Heber Landing HOA				
HLA - Bank Fees	0.00	0.00	0.00	0.00
HLA - Electricity	58.27	2.59	465.53	2.71
HLA - Garbage	0.00	0.00	168.00	0.98
HLA - Insurance	85.45	3.80	699.05	4.07
HLA - Landscaping Services	720.00	32.05	4,297.00	25.01
HLA - Legal	0.00	0.00	378.00	2.20
HLA - Office Expense	0.00	0.00	245.75	1.43
HLA - Sprinkler System	77.02	3.43	612.94	3.57
HLA - Snow Removal	0.00	0.00	4,385.00	25.52
Total Heber Landing HOA	940.74	41.87	11,251.27	65.48
Property Management				
Management Fee	750.00	33.38	6,750.00	39.28
Total Property Management	750.00	33.38	6,750.00	39.28
Total Operating Expense	1,690.74	75.26	18,001.27	104.76
NOI - Net Operating Income	555.94	24.74	-817.32	-4.76
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	-200.00	-1.16
Interest on Bank Accounts	0.47	0.02	4.31	0.03
Total Other Income	0.47	0.02	-195.69	-1.14
Net Other Income	0.47	0.02	-195.69	-1.14
Total Income	2,247.15	100.02	16,988.26	98.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	1,690.74	75.26	18,001.27	104.76
Net Income	<u>556.41</u>	<u>24.77</u>	<u>-1,013.01</u>	<u>-5.90</u>