

Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,407.95
Savings/Reserve Account	30,338.36
Total Cash	36,746.31
TOTAL ASSETS	36,746.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,406.43
Total Liabilities	4,406.43
Capital	
Retained Earnings	17,776.11
Calculated Retained Earnings	-1,502.41
Calculated Prior Years Retained Earnings	16,066.18
Total Capital	32,339.88
TOTAL LIABILITIES & CAPITAL	36,746.31

Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Oct 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	1,670.67	99.69	18,431.71	97.73
Fine & Violation	0.00	0.00	223.00	1.18
Interest Income	2.63	0.16	103.54	0.55
Late Fee	2.50	0.15	101.50	0.54
Total Operating Income	1,675.80	100.00	18,859.75	100.00
Expense				
Heber Landing HOA				
HLA - Bank Fees	0.00	0.00	0.00	0.00
HLA - Electricity	58.25	3.48	523.78	2.78
HLA - Garbage	70.00	4.18	238.00	1.26
HLA - Insurance	85.45	5.10	784.50	4.16
HLA - Landscaping Services	1,115.00	66.54	5,412.00	28.70
HLA - Legal	0.00	0.00	378.00	2.00
HLA - Office Expense	10.00	0.60	255.75	1.36
HLA - Sprinkler System	77.02	4.60	689.96	3.66
HLA - Snow Removal	0.00	0.00	4,385.00	23.25
Total Heber Landing HOA	1,415.72	84.48	12,666.99	67.16
Property Management				
Management Fee	750.00	44.75	7,500.00	39.77
Total Property Management	750.00	44.75	7,500.00	39.77
Total Operating Expense	2,165.72	129.23	20,166.99	106.93
NOI - Net Operating Income	-489.92	-29.23	-1,307.24	-6.93
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	-200.00	-1.06
Interest on Bank Accounts	0.52	0.03	4.83	0.03
Total Other Income	0.52	0.03	-195.17	-1.03
Net Other Income	0.52	0.03	-195.17	-1.03
Total Income	1,676.32	100.03	18,664.58	98.97

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,165.72	129.23	20,166.99	106.93
Net Income	<u>-489.40</u>	<u>-29.20</u>	<u>-1,502.41</u>	<u>-7.97</u>