

## Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 01/31/2024

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	5,207.20
Savings/Reserve Account	30,939.88
<b>Total Cash</b>	<b>36,147.08</b>
<b>TOTAL ASSETS</b>	<b>36,147.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,346.16
<b>Total Liabilities</b>	<b>4,346.16</b>
<b>Capital</b>	
Retained Earnings	17,776.11
Calculated Retained Earnings	-690.42
Calculated Prior Years Retained Earnings	14,715.23
<b>Total Capital</b>	<b>31,800.92</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>36,147.08</b>

# Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Jan 2024

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	1,633.35	99.63	1,633.35	99.63
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	2.26	0.14	2.26	0.14
Late Fee	3.75	0.23	3.75	0.23
<b>Total Operating Income</b>	<b>1,639.36</b>	<b>100.00</b>	<b>1,639.36</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heber Landing HOA</b>				
HLA - Electricity	57.86	3.53	57.86	3.53
HLA - Garbage	70.00	4.27	70.00	4.27
HLA - Insurance	85.45	5.21	85.45	5.21
HLA - Landscaping Services	1,050.00	64.05	1,050.00	64.05
HLA - Legal	240.00	14.64	240.00	14.64
HLA - Sprinkler System	77.02	4.70	77.02	4.70
HLA - Snow Removal	0.00	0.00	0.00	0.00
<b>Total Heber Landing HOA</b>	<b>1,580.33</b>	<b>96.40</b>	<b>1,580.33</b>	<b>96.40</b>
<b>Property Management</b>				
Management Fee	750.00	45.75	750.00	45.75
<b>Total Property Management</b>	<b>750.00</b>	<b>45.75</b>	<b>750.00</b>	<b>45.75</b>
<b>Total Operating Expense</b>	<b>2,330.33</b>	<b>142.15</b>	<b>2,330.33</b>	<b>142.15</b>
<b>NOI - Net Operating Income</b>	<b>-690.97</b>	<b>-42.15</b>	<b>-690.97</b>	<b>-42.15</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.55	0.03	0.55	0.03
<b>Total Other Income</b>	<b>0.55</b>	<b>0.03</b>	<b>0.55</b>	<b>0.03</b>
<b>Net Other Income</b>	<b>0.55</b>	<b>0.03</b>	<b>0.55</b>	<b>0.03</b>
Total Income	1,639.91	100.03	1,639.91	100.03
Total Expense	2,330.33	142.15	2,330.33	142.15
<b>Net Income</b>	<b>-690.42</b>	<b>-42.12</b>	<b>-690.42</b>	<b>-42.12</b>