

## Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 02/29/2024

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	4,819.12
Savings/Reserve Account	31,140.36
<b>Total Cash</b>	<b>35,959.48</b>
<b>TOTAL ASSETS</b>	<b>35,959.48</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,473.16
<b>Total Liabilities</b>	<b>4,473.16</b>
<b>Capital</b>	
Retained Earnings	17,776.11
Calculated Retained Earnings	-1,005.02
Calculated Prior Years Retained Earnings	14,715.23
<b>Total Capital</b>	<b>31,486.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>35,959.48</b>

# Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Feb 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	1,774.00	99.42	3,407.35	99.52
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	5.26	0.29	7.52	0.22
Late Fee	5.00	0.28	8.75	0.26
<b>Total Operating Income</b>	<b>1,784.26</b>	<b>100.00</b>	<b>3,423.62</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heber Landing HOA</b>				
HLA - Electricity	57.87	3.24	115.73	3.38
HLA - Garbage	0.00	0.00	70.00	2.04
HLA - Insurance	85.45	4.79	170.90	4.99
HLA - Landscaping Services	1,050.00	58.85	2,100.00	61.34
HLA - Legal	0.00	0.00	240.00	7.01
HLA - Office Expense	79.00	4.43	79.00	2.31
HLA - Sprinkler System	77.02	4.32	154.04	4.50
HLA - Snow Removal	0.00	0.00	0.00	0.00
<b>Total Heber Landing HOA</b>	<b>1,349.34</b>	<b>75.62</b>	<b>2,929.67</b>	<b>85.57</b>
<b>Property Management</b>				
Management Fee	750.00	42.03	1,500.00	43.81
<b>Total Property Management</b>	<b>750.00</b>	<b>42.03</b>	<b>1,500.00</b>	<b>43.81</b>
<b>Total Operating Expense</b>	<b>2,099.34</b>	<b>117.66</b>	<b>4,429.67</b>	<b>129.39</b>
<b>NOI - Net Operating Income</b>	<b>-315.08</b>	<b>-17.66</b>	<b>-1,006.05</b>	<b>-29.39</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.48	0.03	1.03	0.03
<b>Total Other Income</b>	<b>0.48</b>	<b>0.03</b>	<b>1.03</b>	<b>0.03</b>
<b>Net Other Income</b>	<b>0.48</b>	<b>0.03</b>	<b>1.03</b>	<b>0.03</b>
Total Income	1,784.74	100.03	3,424.65	100.03
Total Expense	2,099.34	117.66	4,429.67	129.39
<b>Net Income</b>	<b>-314.60</b>	<b>-17.63</b>	<b>-1,005.02</b>	<b>-29.36</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
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