

Balance Sheet

Properties: Eagle Estates - Eagle Estates Brigham City, UT 84302

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,534.80
Savings/Reserve Account	10,863.66
Total Cash	13,398.46
TOTAL ASSETS	13,398.46
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,515.00
Total Liabilities	3,515.00
Capital	
Retained Earnings	15,149.87
Calculated Retained Earnings	217.18
Calculated Prior Years Retained Earnings	-5,483.59
Total Capital	9,883.46
TOTAL LIABILITIES & CAPITAL	13,398.46

## Income Statement

Welch Randall

Properties: Eagle Estates - Eagle Estates Brigham City, UT 84302

As of: Sep 2025

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	2,805.00	100.00	26,919.93	99.54
Interest Income	0.00	0.00	9.90	0.04
Late Fee	0.00	0.00	115.50	0.43
<b>Total Operating Income</b>	<b>2,805.00</b>	<b>100.00</b>	<b>27,045.33</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	1,677.00	59.79	10,486.00	38.77
EEA- Common Area Water	834.85	29.76	3,360.15	12.42
EEA- Insurance	815.59	29.08	11,410.35	42.19
EEA- Supplies	2.50	0.09	122.50	0.45
EEA- Snow Removal	0.00	0.00	675.00	2.50
EEA- Taxes & Accounting	0.00	0.00	364.00	1.35
EEA- Tree Maintenance	0.00	0.00	1,150.00	4.25
<b>Total Eagle Estates HOA Expenses</b>	<b>3,329.94</b>	<b>118.71</b>	<b>27,568.00</b>	<b>101.93</b>
<b>Property Management</b>				
Management Fee	450.00	16.04	4,050.00	14.97
<b>Total Property Management</b>	<b>450.00</b>	<b>16.04</b>	<b>4,050.00</b>	<b>14.97</b>
<b>Total Operating Expense</b>	<b>3,779.94</b>	<b>134.76</b>	<b>31,618.00</b>	<b>116.91</b>
<b>NOI - Net Operating Income</b>	<b>-974.94</b>	<b>-34.76</b>	<b>-4,572.67</b>	<b>-16.91</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	4,721.69	17.46
Interest on Bank Accounts	4.65	0.17	68.16	0.25
<b>Total Other Income</b>	<b>4.65</b>	<b>0.17</b>	<b>4,789.85</b>	<b>17.71</b>
<b>Net Other Income</b>	<b>4.65</b>	<b>0.17</b>	<b>4,789.85</b>	<b>17.71</b>
<b>Total Income</b>	<b>2,809.65</b>	<b>100.17</b>	<b>31,835.18</b>	<b>117.71</b>
<b>Total Expense</b>	<b>3,779.94</b>	<b>134.76</b>	<b>31,618.00</b>	<b>116.91</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-970.29	-34.59	217.18	0.80