

## Balance Sheet

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

**As of:** 04/30/2023

**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	2,151.24
Savings/Reserve Account	10,010.41
<b>Total Cash</b>	<b>12,161.65</b>
<b>TOTAL ASSETS</b>	<b>12,161.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,405.00
<b>Total Liabilities</b>	<b>1,405.00</b>
<b>Capital</b>	
Retained Earnings	15,149.87
Calculated Retained Earnings	1,766.37
Calculated Prior Years Retained Earnings	-6,159.59
<b>Total Capital</b>	<b>10,756.65</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>12,161.65</b>

## Income Statement

Welch Randall

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

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	2,400.00	100.00	10,335.00	99.65
Interest Income	0.00	0.00	6.53	0.06
Late Fee	0.00	0.00	30.00	0.29
<b>Total Operating Income</b>	<b>2,400.00</b>	<b>100.00</b>	<b>10,371.53</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	803.35	33.47	3,988.35	38.45
EEA- Common Area Water	46.39	1.93	185.56	1.79
EEA- Insurance	558.25	23.26	2,263.00	21.82
EEA- Supplies	0.00	0.00	11.25	0.11
EEA- Taxes & Accounting	357.00	14.88	357.00	3.44
<b>Total Eagle Estates HOA Expenses</b>	<b>1,764.99</b>	<b>73.54</b>	<b>6,805.16</b>	<b>65.61</b>
<b>Property Management</b>				
Management Fee	450.00	18.75	1,800.00	17.36
<b>Total Property Management</b>	<b>450.00</b>	<b>18.75</b>	<b>1,800.00</b>	<b>17.36</b>
<b>Total Operating Expense</b>	<b>2,214.99</b>	<b>92.29</b>	<b>8,605.16</b>	<b>82.97</b>
<b>NOI - Net Operating Income</b>	<b>185.01</b>	<b>7.71</b>	<b>1,766.37</b>	<b>17.03</b>
Total Income	2,400.00	100.00	10,371.53	100.00
Total Expense	2,214.99	92.29	8,605.16	82.97
<b>Net Income</b>	<b>185.01</b>	<b>7.71</b>	<b>1,766.37</b>	<b>17.03</b>