

# Balance Sheet

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
HEA - GWCU CD	129,249.64
HEA - FCB 60 Month CD	3,140.39
Checking - Cash in Bank	81,952.99
Savings/Reserve Account	46,075.46
<b>Total Cash</b>	<b>260,418.48</b>
<b>TOTAL ASSETS</b>	<b>260,418.48</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,441.49
<b>Total Liabilities</b>	<b>9,441.49</b>
<b>Capital</b>	
Retained Earnings	38,285.00
Calculated Retained Earnings	14,310.41
Calculated Prior Years Retained Earnings	198,381.58
<b>Total Capital</b>	<b>250,976.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>260,418.48</b>

# Income Statement

Welch Randall

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Jul 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	6,510.00	99.47	43,443.00	99.84
Interest Income	4.66	0.07	9.32	0.02
Late Fee	30.00	0.46	60.00	0.14
<b>Total Operating Income</b>	<b>6,544.66</b>	<b>100.00</b>	<b>43,512.32</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heritage Estates HOA Expenses</b>				
HEA- Landscape Maintenance	6,585.00	100.62	9,022.49	20.74
HEA- Reimbursement Supplies	0.00	0.00	129.47	0.30
HEA- Insurance	0.00	0.00	11,969.29	27.51
HEA- Snow Removal	0.00	0.00	4,331.66	9.96
HEA- Taxes & Licenses	0.00	0.00	1,040.00	2.39
HEA- Concrete Repairs	150.13	2.29	500.13	1.15
HEA- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Heritage Estates HOA Expenses</b>	<b>6,735.13</b>	<b>102.91</b>	<b>26,993.04</b>	<b>62.04</b>
<b>Property Management</b>				
Management Fee	450.00	6.88	3,150.00	7.24
<b>Total Property Management</b>	<b>450.00</b>	<b>6.88</b>	<b>3,150.00</b>	<b>7.24</b>
<b>Total Operating Expense</b>	<b>7,185.13</b>	<b>109.79</b>	<b>30,143.04</b>	<b>69.27</b>
<b>NOI - Net Operating Income</b>	<b>-640.47</b>	<b>-9.79</b>	<b>13,369.28</b>	<b>30.73</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.83	0.03	941.13	2.16
<b>Total Other Income</b>	<b>1.83</b>	<b>0.03</b>	<b>941.13</b>	<b>2.16</b>
<b>Net Other Income</b>	<b>1.83</b>	<b>0.03</b>	<b>941.13</b>	<b>2.16</b>
<b>Total Income</b>	<b>6,546.49</b>	<b>100.03</b>	<b>44,453.45</b>	<b>102.16</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	7,185.13	109.79	30,143.04	69.27
Net Income	<u>-638.64</u>	<u>-9.76</u>	<u>14,310.41</u>	<u>32.89</u>