

## Balance Sheet

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

As of: 08/31/2023

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	82,807.99
Savings/Reserve Account	46,077.41
<b>Total Cash</b>	<b>261,275.43</b>
<b>TOTAL ASSETS</b>	<b>261,275.43</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	8,528.82
<b>Total Liabilities</b>	<b>8,528.82</b>
<b>Capital</b>	
Retained Earnings	38,285.00
Calculated Retained Earnings	16,080.03
Calculated Prior Years Retained Earnings	198,381.58
<b>Total Capital</b>	<b>252,746.61</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>261,275.43</b>

# Income Statement

Welch Randall

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

As of: Aug 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	5,867.67	100.00	49,310.67	99.86
Interest Income	0.00	0.00	9.32	0.02
Late Fee	0.00	0.00	60.00	0.12
<b>Total Operating Income</b>	<b>5,867.67</b>	<b>100.00</b>	<b>49,379.99</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heritage Estates HOA Expenses</b>				
HEA- Landscape Maintenance	3,650.00	62.21	12,672.49	25.66
HEA- Reimbursement Supplies	0.00	0.00	129.47	0.26
HEA- Insurance	0.00	0.00	11,969.29	24.24
HEA- Snow Removal	0.00	0.00	4,331.66	8.77
HEA- Taxes & Licenses	0.00	0.00	1,040.00	2.11
HEA- Concrete Repairs	0.00	0.00	500.13	1.01
HEA- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Heritage Estates HOA Expenses</b>	<b>3,650.00</b>	<b>62.21</b>	<b>30,643.04</b>	<b>62.06</b>
<b>Property Management</b>				
Management Fee	450.00	7.67	3,600.00	7.29
<b>Total Property Management</b>	<b>450.00</b>	<b>7.67</b>	<b>3,600.00</b>	<b>7.29</b>
<b>Total Operating Expense</b>	<b>4,100.00</b>	<b>69.87</b>	<b>34,243.04</b>	<b>69.35</b>
<b>NOI - Net Operating Income</b>	<b>1,767.67</b>	<b>30.13</b>	<b>15,136.95</b>	<b>30.65</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	1.95	0.03	943.08	1.91
<b>Total Other Income</b>	<b>1.95</b>	<b>0.03</b>	<b>943.08</b>	<b>1.91</b>
<b>Net Other Income</b>	<b>1.95</b>	<b>0.03</b>	<b>943.08</b>	<b>1.91</b>
<b>Total Income</b>	<b>5,869.62</b>	<b>100.03</b>	<b>50,323.07</b>	<b>101.91</b>

**Income Statement**

<b>Account Name</b>	<b>Selected Month</b>	<b>% of Selected Month</b>	<b>Year to Month End</b>	<b>% of Year to Month End</b>
Total Expense	4,100.00	69.87	34,243.04	69.35
Net Income	<u>1,769.62</u>	<u>30.16</u>	<u>16,080.03</u>	<u>32.56</u>