

## Balance Sheet

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

As of: 10/31/2023

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	80,337.83
Savings/Reserve Account	46,081.26
<b>Total Cash</b>	<b>258,809.12</b>
<b>TOTAL ASSETS</b>	<b>258,809.12</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,728.82
<b>Total Liabilities</b>	<b>5,728.82</b>
<b>Capital</b>	
Retained Earnings	38,285.00
Calculated Retained Earnings	16,413.72
Calculated Prior Years Retained Earnings	198,381.58
<b>Total Capital</b>	<b>253,080.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>258,809.12</b>

## Income Statement

Welch Randall

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

As of: Oct 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	99.73	61,710.67	99.86
Interest Income	2.33	0.04	11.65	0.02
Late Fee	15.00	0.23	75.00	0.12
<b>Total Operating Income</b>	<b>6,527.33</b>	<b>100.00</b>	<b>61,797.32</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heritage Estates HOA Expenses</b>				
HEA- Landscape Maintenance	3,650.00	55.92	20,557.49	33.27
HEA- Tree Services	0.00	0.00	1,400.00	2.27
HEA- Reimbursement Supplies	0.00	0.00	129.47	0.21
HEA- Insurance	0.00	0.00	11,969.29	19.37
HEA- Snow Removal	0.00	0.00	4,331.66	7.01
HEA- Taxes & Licenses	0.00	0.00	1,040.00	1.68
HEA- Sprinkler & Fence	1,869.00	28.63	1,869.00	3.02
HEA- Concrete Repairs	33.49	0.51	533.62	0.86
HEA- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Heritage Estates HOA Expenses</b>	<b>5,552.49</b>	<b>85.07</b>	<b>41,830.53</b>	<b>67.69</b>
<b>Property Management</b>				
Management Fee	450.00	6.89	4,500.00	7.28
<b>Total Property Management</b>	<b>450.00</b>	<b>6.89</b>	<b>4,500.00</b>	<b>7.28</b>
<b>Total Operating Expense</b>	<b>6,002.49</b>	<b>91.96</b>	<b>46,330.53</b>	<b>74.97</b>
<b>NOI - Net Operating Income</b>	<b>524.84</b>	<b>8.04</b>	<b>15,466.79</b>	<b>25.03</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	1.89	0.03	946.93	1.53
<b>Total Other Income</b>	<b>1.89</b>	<b>0.03</b>	<b>946.93</b>	<b>1.53</b>
<b>Net Other Income</b>	<b>1.89</b>	<b>0.03</b>	<b>946.93</b>	<b>1.53</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	6,529.22	100.03	62,744.25	101.53
Total Expense	6,002.49	91.96	46,330.53	74.97
Net Income	<u>526.73</u>	<u>8.07</u>	<u>16,413.72</u>	<u>26.56</u>