

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HEA - GWCU CD	129,249.64
HEA - FCB 60 Month CD	3,140.39
Checking - Cash in Bank	80,550.16
Savings/Reserve Account	46,083.16
Total Cash	259,023.35
TOTAL ASSETS	259,023.35
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,528.82
Total Liabilities	4,528.82
Capital	
Retained Earnings	38,285.00
Calculated Retained Earnings	17,827.95
Calculated Prior Years Retained Earnings	198,381.58
Total Capital	254,494.53
TOTAL LIABILITIES & CAPITAL	259,023.35

Income Statement

Welch Randall

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

As of: Nov 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
Operating Income & Expense				
Income				
Association Dues	6,377.33	100.00	68,088.00	99.87
Interest Income	0.00	0.00	11.65	0.02
Late Fee	0.00	0.00	75.00	0.11
Total Operating Income	6,377.33	100.00	68,174.65	100.00
Expense				
Heritage Estates HOA Expenses				
HEA- Landscape Maintenance	4,500.00	70.56	25,057.49	36.75
HEA- Tree Services	0.00	0.00	1,400.00	2.05
HEA- Reimbursement Supplies	0.00	0.00	129.47	0.19
HEA- Insurance	15.00	0.24	11,984.29	17.58
HEA- Snow Removal	0.00	0.00	4,331.66	6.35
HEA- Taxes & Licenses	0.00	0.00	1,040.00	1.53
HEA- Sprinkler & Fence	0.00	0.00	1,869.00	2.74
HEA- Concrete Repairs	0.00	0.00	533.62	0.78
HEA- Insurance Claim	0.00	0.00	0.00	0.00
Total Heritage Estates HOA Expenses	4,515.00	70.80	46,345.53	67.98
Property Management				
Management Fee	450.00	7.06	4,950.00	7.26
Total Property Management	450.00	7.06	4,950.00	7.26
Total Operating Expense	4,965.00	77.85	51,295.53	75.24
NOI - Net Operating Income	1,412.33	22.15	16,879.12	24.76
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.90	0.03	948.83	1.39
Total Other Income	1.90	0.03	948.83	1.39
Net Other Income	1.90	0.03	948.83	1.39

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	6,379.23	100.03	69,123.48	101.39
Total Expense	4,965.00	77.85	51,295.53	75.24
Net Income	<u>1,414.23</u>	<u>22.18</u>	<u>17,827.95</u>	<u>26.15</u>