

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,063.32
Savings/Reserve Account	6,360.41
Total Cash	7,423.73
TOTAL ASSETS	7,423.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,285.00
Total Liabilities	1,285.00
Capital	
Retained Earnings	15,149.87
Calculated Retained Earnings	-2,851.55
Calculated Prior Years Retained Earnings	-6,159.59
Total Capital	6,138.73
TOTAL LIABILITIES & CAPITAL	7,423.73

Income Statement

Welch Randall

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

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	2,400.00	100.00	29,473.24	99.45
Interest Income	0.00	0.00	42.28	0.14
Late Fee	0.00	0.00	120.00	0.40
Total Operating Income	2,400.00	100.00	29,635.52	100.00
Expense				
Eagle Estates HOA Expenses				
EEA Landscaping Service	0.00	0.00	12,169.02	41.06
EEA- Reimbursement	0.00	0.00	0.00	0.00
EEA- Common Area Water	461.89	19.25	4,017.29	13.56
EEA- Insurance	630.41	26.27	6,534.63	22.05
EEA- Supplies	0.00	0.00	79.50	0.27
EEA- Snow Removal	0.00	0.00	4,369.63	14.74
EEA- Taxes & Accounting	0.00	0.00	367.00	1.24
Total Eagle Estates HOA Expenses	1,092.30	45.51	27,537.07	92.92
Property Management				
Management Fee	450.00	18.75	4,950.00	16.70
Total Property Management	450.00	18.75	4,950.00	16.70
Total Operating Expense	1,542.30	64.26	32,487.07	109.62
NOI - Net Operating Income	857.70	35.74	-2,851.55	-9.62
Total Income	2,400.00	100.00	29,635.52	100.00
Total Expense	1,542.30	64.26	32,487.07	109.62
Net Income	857.70	35.74	-2,851.55	-9.62