

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
HEA - GWCU CD		133,553.46
HEA - FCB 60 Month CD		3,176.51
Checking - Cash in Bank		91,613.68
Savings/Reserve Account		46,085.11
Total Cash		274,428.76
TOTAL ASSETS		274,428.76
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		4,213.82
Total Liabilities		4,213.82
Capital		
Retained Earnings		38,285.00
Calculated Retained Earnings		33,548.36
Calculated Prior Years Retained Earnings		198,381.58
Total Capital		270,214.94
TOTAL LIABILITIES & CAPITAL		274,428.76

## Income Statement

Welch Randall

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

As of: Dec 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	6,200.00	100.00	74,288.00	99.88
Interest Income	0.00	0.00	11.65	0.02
Late Fee	0.00	0.00	75.00	0.10
<b>Total Operating Income</b>	<b>6,200.00</b>	<b>100.00</b>	<b>74,374.65</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heritage Estates HOA Expenses</b>				
HEA- Landscape Maintenance	0.00	0.00	25,057.49	33.69
HEA- Tree Services	0.00	0.00	1,400.00	1.88
HEA- Reimbursement Supplies	0.00	0.00	129.47	0.17
HEA- Insurance	0.00	0.00	11,984.29	16.11
HEA- Snow Removal	0.00	0.00	4,331.66	5.82
HEA- Taxes & Licenses	0.00	0.00	1,040.00	1.40
HEA- Sprinkler & Fence	0.00	0.00	1,869.00	2.51
HEA- Concrete Repairs	0.00	0.00	533.62	0.72
HEA- Insurance Claim	4,446.42	71.72	4,446.42	5.98
<b>Total Heritage Estates HOA Expenses</b>	<b>4,446.42</b>	<b>71.72</b>	<b>50,791.95</b>	<b>68.29</b>
<b>Property Management</b>				
Management Fee	450.00	7.26	5,400.00	7.26
<b>Total Property Management</b>	<b>450.00</b>	<b>7.26</b>	<b>5,400.00</b>	<b>7.26</b>
<b>Total Operating Expense</b>	<b>4,896.42</b>	<b>78.97</b>	<b>56,191.95</b>	<b>75.55</b>
<b>NOI - Net Operating Income</b>	<b>1,303.58</b>	<b>21.03</b>	<b>18,182.70</b>	<b>24.45</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	10,074.94	162.50	10,074.94	13.55
Interest on Bank Accounts	4,341.89	70.03	5,290.72	7.11
<b>Total Other Income</b>	<b>14,416.83</b>	<b>232.53</b>	<b>15,365.66</b>	<b>20.66</b>
<b>Net Other Income</b>	<b>14,416.83</b>	<b>232.53</b>	<b>15,365.66</b>	<b>20.66</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	20,616.83	332.53	89,740.31	120.66
Total Expense	4,896.42	78.97	56,191.95	75.55
Net Income	15,720.41	253.56	33,548.36	45.11