

Balance Sheet

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

As of: 01/31/2024

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	82,907.14
Savings/Reserve Account	46,087.07
Total Cash	265,724.18
TOTAL ASSETS	265,724.18
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,713.82
Total Liabilities	9,713.82
Capital	
Retained Earnings	38,285.00
Calculated Retained Earnings	-14,204.58
Calculated Prior Years Retained Earnings	231,929.94
Total Capital	256,010.36
TOTAL LIABILITIES & CAPITAL	265,724.18

Income Statement

Welch Randall

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

As of: Jan 2024

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	6,045.00	100.00	6,045.00	100.00
Total Operating Income	6,045.00	100.00	6,045.00	100.00
Expense				
Heritage Estates HOA Expenses				
HEA- Landscape Maintenance	0.00	0.00	0.00	0.00
HEA- Reimbursement Supplies	0.00	0.00	0.00	0.00
HEA- Insurance	18,641.54	308.38	18,641.54	308.38
HEA- Snow Removal	1,160.00	19.19	1,160.00	19.19
Total Heritage Estates HOA Expenses	19,801.54	327.57	19,801.54	327.57
Property Management				
Management Fee	450.00	7.44	450.00	7.44
Total Property Management	450.00	7.44	450.00	7.44
Total Operating Expense	20,251.54	335.01	20,251.54	335.01
NOI - Net Operating Income	-14,206.54	-235.01	-14,206.54	-235.01
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.96	0.03	1.96	0.03
Total Other Income	1.96	0.03	1.96	0.03
Net Other Income	1.96	0.03	1.96	0.03
Total Income	6,046.96	100.03	6,046.96	100.03
Total Expense	20,251.54	335.01	20,251.54	335.01
Net Income	-14,204.58	-234.98	-14,204.58	-234.98