

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|----------------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 1,858.83 |
| Savings/Reserve Account | 8,462.01 |
| Total Cash | 10,320.84 |
| TOTAL ASSETS | 10,320.84 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 2,185.00 |
| Total Liabilities | 2,185.00 |
| Capital | |
| Retained Earnings | 15,149.87 |
| Calculated Retained Earnings | 1,958.91 |
| Calculated Prior Years Retained Earnings | -8,972.94 |
| Total Capital | 8,135.84 |
| TOTAL LIABILITIES & CAPITAL | 10,320.84 |

Income Statement

Welch Randall

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

As of: Feb 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 | 2,655.00 | 100.00 | 5,971.76 | 99.03 |
| Interest Income | 0.00 | 0.00 | 13.50 | 0.22 |
| Late Fee | 0.00 | 0.00 | 45.00 | 0.75 |
| Total Operating Income | 2,655.00 | 100.00 | 6,030.26 | 100.00 |
| Expense | | | | |
| Eagle Estates HOA Expenses | | | | |
| EEA Landscaping Service | 0.00 | 0.00 | 1,735.00 | 28.77 |
| EEA- Common Area Water | 0.00 | 0.00 | 92.78 | 1.54 |
| EEA- Insurance | 630.41 | 23.74 | 1,260.82 | 20.91 |
| EEA- Supplies | 59.00 | 2.22 | 82.75 | 1.37 |
| Total Eagle Estates HOA Expenses | 689.41 | 25.97 | 3,171.35 | 52.59 |
| Property Management | | | | |
| Management Fee | 450.00 | 16.95 | 900.00 | 14.92 |
| Total Property Management | 450.00 | 16.95 | 900.00 | 14.92 |
| Total Operating Expense | 1,139.41 | 42.92 | 4,071.35 | 67.52 |
| NOI - Net Operating Income | 1,515.59 | 57.08 | 1,958.91 | 32.48 |
| Total Income | 2,655.00 | 100.00 | 6,030.26 | 100.00 |
| Total Expense | 1,139.41 | 42.92 | 4,071.35 | 67.52 |
| Net Income | 1,515.59 | 57.08 | 1,958.91 | 32.48 |