

# Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance           |
|--|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| HEA - GWCU CD                            | 133,553.46        |
| HEA - FCB 60 Month CD                    | 3,176.51          |
| Checking - Cash in Bank                  | 91,194.94         |
| Savings/Reserve Account                  | 46,090.84         |
| <b>Total Cash</b>                        | <b>274,015.75</b> |
| <b>TOTAL ASSETS</b>                      | <b>274,015.75</b> |
| <br>                                     |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 13,814.82         |
| <b>Total Liabilities</b>                 | <b>13,814.82</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 38,285.00         |
| Calculated Retained Earnings             | -10,014.01        |
| Calculated Prior Years Retained Earnings | 231,929.94        |
| <b>Total Capital</b>                     | <b>260,200.93</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>274,015.75</b> |

# Income Statement

Welch Randall

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

As of: Mar 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 |
|--|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>      |                  |                     |                   |                        |
| <b>Income</b>                              |                  |                     |                   |                        |
| Association Dues                           | 7,720.00         | 100.00              | 20,120.00         | 100.00                 |
| Interest Income                            | 0.00             | 0.00                | 0.00              | 0.00                   |
| Late Fee                                   | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Income</b>              | <b>7,720.00</b>  | <b>100.00</b>       | <b>20,120.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                             |                  |                     |                   |                        |
| <b>Heritage Estates HOA Expenses</b>       |                  |                     |                   |                        |
| HEA- Landscape Maintenance                 | 0.00             | 0.00                | 0.00              | 0.00                   |
| HEA- Reimbursement Supplies                | 0.00             | 0.00                | 0.00              | 0.00                   |
| HEA- Insurance                             | 2,737.20         | 35.46               | 21,378.74         | 106.26                 |
| HEA- Snow Removal                          | 4,640.00         | 60.10               | 5,800.00          | 28.83                  |
| HEA- Taxes & Licenses                      | 1,611.00         | 20.87               | 1,611.00          | 8.01                   |
| <b>Total Heritage Estates HOA Expenses</b> | <b>8,988.20</b>  | <b>116.43</b>       | <b>28,789.74</b>  | <b>143.09</b>          |
| <b>Property Management</b>                 |                  |                     |                   |                        |
| Management Fee                             | 450.00           | 5.83                | 1,350.00          | 6.71                   |
| <b>Total Property Management</b>           | <b>450.00</b>    | <b>5.83</b>         | <b>1,350.00</b>   | <b>6.71</b>            |
| <b>Total Operating Expense</b>             | <b>9,438.20</b>  | <b>122.26</b>       | <b>30,139.74</b>  | <b>149.80</b>          |
| <b>NOI - Net Operating Income</b>          | <b>-1,718.20</b> | <b>-22.26</b>       | <b>-10,019.74</b> | <b>-49.80</b>          |
| <b>Other Income &amp; Expense</b>          |                  |                     |                   |                        |
| <b>Other Income</b>                        |                  |                     |                   |                        |
| Interest on Bank Accounts                  | 1.95             | 0.03                | 5.73              | 0.03                   |
| <b>Total Other Income</b>                  | <b>1.95</b>      | <b>0.03</b>         | <b>5.73</b>       | <b>0.03</b>            |
| <b>Net Other Income</b>                    | <b>1.95</b>      | <b>0.03</b>         | <b>5.73</b>       | <b>0.03</b>            |
| Total Income                               | 7,721.95         | 100.03              | 20,125.73         | 100.03                 |
| Total Expense                              | 9,438.20         | 122.26              | 30,139.74         | 149.80                 |
| <b>Net Income</b>                          | <b>-1,716.25</b> | <b>-22.23</b>       | <b>-10,014.01</b> | <b>-49.77</b>          |