

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,475.65
Savings/Reserve Account	12,591.82
Total Cash	27,067.47
TOTAL ASSETS	27,067.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,515.00
Total Liabilities	2,515.00
Capital	
Retained Earnings	15,149.87
Calculated Retained Earnings	18,375.54
Calculated Prior Years Retained Earnings	-8,972.94
Total Capital	24,552.47
TOTAL LIABILITIES & CAPITAL	27,067.47

Income Statement

Welch Randall

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

As of: Sep 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	2,805.00	100.00	26,911.78	99.38
Interest Income	0.00	0.00	30.84	0.11
Late Fee	0.00	0.00	136.00	0.50
Total Operating Income	2,805.00	100.00	27,078.62	100.00
Expense				
Eagle Estates HOA Expenses				
EEA Landscaping Service	0.00	0.00	9,520.00	35.16
EEA- Common Area Water	755.89	26.95	2,201.01	8.13
EEA- Insurance	729.35	26.00	5,155.31	19.04
EEA- Supplies	0.00	0.00	33.75	0.12
EEA- Snow Removal	0.00	0.00	488.00	1.80
EEA- Taxes & Accounting	0.00	0.00	423.00	1.56
Total Eagle Estates HOA Expenses	1,485.24	52.95	17,821.07	65.81
Property Management				
Management Fee	450.00	16.04	4,050.00	14.96
Total Property Management	450.00	16.04	4,050.00	14.96
Total Operating Expense	1,935.24	68.99	21,871.07	80.77
NOI - Net Operating Income	869.76	31.01	5,207.55	19.23
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	13,087.08	48.33
Interest on Bank Accounts	12.07	0.43	80.91	0.30
Total Other Income	12.07	0.43	13,167.99	48.63
Net Other Income	12.07	0.43	13,167.99	48.63
Total Income	2,817.07	100.43	40,246.61	148.63
Total Expense	1,935.24	68.99	21,871.07	80.77
Net Income	881.83	31.44	18,375.54	67.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
--------------	----------------	---------------------	-------------------	------------------------