

Balance Sheet

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

As of: 10/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	14,544.41
Savings/Reserve Account	11,682.17
<b>Total Cash</b>	<b>26,226.58</b>
<b>TOTAL ASSETS</b>	<b>26,226.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,680.00
<b>Total Liabilities</b>	<b>2,680.00</b>
<b>Capital</b>	
Retained Earnings	15,149.87
Calculated Retained Earnings	17,369.65
Calculated Prior Years Retained Earnings	-8,972.94
<b>Total Capital</b>	<b>23,546.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>26,226.58</b>

## Income Statement

Welch Randall

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

As of: Oct 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	3,134.98	100.00	30,046.76	99.45
Interest Income	0.00	0.00	30.84	0.10
Late Fee	0.02	0.00	136.02	0.45
<b>Total Operating Income</b>	<b>3,135.00</b>	<b>100.00</b>	<b>30,213.62</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	2,136.00	68.13	11,656.00	38.58
EEA- Common Area Water	835.39	26.65	3,036.40	10.05
EEA- Insurance	729.35	23.26	5,884.66	19.48
EEA- Supplies	0.00	0.00	33.75	0.11
EEA- Snow Removal	0.00	0.00	488.00	1.62
EEA- Taxes & Accounting	0.00	0.00	423.00	1.40
<b>Total Eagle Estates HOA Expenses</b>	<b>3,700.74</b>	<b>118.05</b>	<b>21,521.81</b>	<b>71.23</b>
<b>Property Management</b>				
Management Fee	450.00	14.35	4,500.00	14.89
<b>Total Property Management</b>	<b>450.00</b>	<b>14.35</b>	<b>4,500.00</b>	<b>14.89</b>
<b>Total Operating Expense</b>	<b>4,150.74</b>	<b>132.40</b>	<b>26,021.81</b>	<b>86.13</b>
<b>NOI - Net Operating Income</b>	<b>-1,015.74</b>	<b>-32.40</b>	<b>4,191.81</b>	<b>13.87</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	13,087.08	43.32
Interest on Bank Accounts	9.85	0.31	90.76	0.30
<b>Total Other Income</b>	<b>9.85</b>	<b>0.31</b>	<b>13,177.84</b>	<b>43.62</b>
<b>Net Other Income</b>	<b>9.85</b>	<b>0.31</b>	<b>13,177.84</b>	<b>43.62</b>
<b>Total Income</b>	<b>3,144.85</b>	<b>100.31</b>	<b>43,391.46</b>	<b>143.62</b>
<b>Total Expense</b>	<b>4,150.74</b>	<b>132.40</b>	<b>26,021.81</b>	<b>86.13</b>
<b>Net Income</b>	<b>-1,005.89</b>	<b>-32.09</b>	<b>17,369.65</b>	<b>57.49</b>