

Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 10/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,898.93
Savings/Reserve Account	29,244.51
Total Cash	33,143.44
TOTAL ASSETS	33,143.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,702.83
Total Liabilities	2,702.83
Capital	
Retained Earnings	17,776.11
Calculated Retained Earnings	-2,050.73
Calculated Prior Years Retained Earnings	14,715.23
Total Capital	30,440.61
TOTAL LIABILITIES & CAPITAL	33,143.44

Income Statement

Welch Randall

Properties: Heber Landing - Heber Heber City, UT 84032

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
Operating Income & Expense				
Income				
Association Dues	2,519.75	95.64	18,323.59	98.39
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	80.49	3.06	189.86	1.02
Late Fee	34.25	1.30	109.25	0.59
Total Operating Income	2,634.49	100.00	18,622.70	100.00
Expense				
Heber Landing HOA				
HLA - Electricity	81.22	3.08	605.48	3.25
HLA - Garbage	70.00	2.66	280.00	1.50
HLA - Insurance	122.42	4.65	965.41	5.18
HLA - Landscaping Services	1,115.00	42.32	6,209.50	33.34
HLA - Legal	0.00	0.00	1,058.00	5.68
HLA - Miscellaneous	0.00	0.00	32.07	0.17
HLA - Office Expense	0.00	0.00	100.25	0.54
HLA - Sprinkler System	80.87	3.07	777.90	4.18
HLA - Snow Removal	0.00	0.00	3,150.00	16.91
Total Heber Landing HOA	1,469.51	55.78	13,178.61	70.77
Property Management				
Management Fee	750.00	28.47	7,500.00	40.27
Total Property Management	750.00	28.47	7,500.00	40.27
Total Operating Expense	2,219.51	84.25	20,678.61	111.04
NOI - Net Operating Income	414.98	15.75	-2,055.91	-11.04
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.49	0.02	5.18	0.03
Total Other Income	0.49	0.02	5.18	0.03
Net Other Income	0.49	0.02	5.18	0.03
Total Income	2,634.98	100.02	18,627.88	100.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,219.51	84.25	20,678.61	111.04
Net Income	415.47	15.77	-2,050.73	-11.01