

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,030.10
Savings/Reserve Account	16,559.01
Total Cash	23,589.11
TOTAL ASSETS	23,589.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,345.00
Total Liabilities	4,345.00
Capital	
Retained Earnings	15,149.87
Calculated Retained Earnings	10,049.61
Calculated Prior Years Retained Earnings	-5,955.37
Total Capital	19,244.11
TOTAL LIABILITIES & CAPITAL	23,589.11

Income Statement

Welch Randall LLC

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

As of: Aug 2026

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	3,885.00	100.00	29,625.00	99.93
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	20.50	0.07
Total Operating Income	3,885.00	100.00	29,645.50	100.00
Expense				
Eagle Estates HOA Expenses				
EEA Landscaping Service	0.00	0.00	6,892.00	23.25
EEA- Common Area Water	0.00	0.00	1,787.30	6.03
EEA- Insurance	793.35	20.42	6,484.04	21.87
EEA- Supplies	0.00	0.00	131.50	0.44
EEA- Snow Removal	0.00	0.00	338.00	1.14
EEA- Taxes & Accounting	0.00	0.00	364.00	1.23
EEA- Tree Maintenance	0.00	0.00	0.00	0.00
Total Eagle Estates HOA Expenses	793.35	20.42	15,996.84	53.96
Property Management				
Management Fee	450.00	11.58	3,600.00	12.14
Total Property Management	450.00	11.58	3,600.00	12.14
Total Operating Expense	1,243.35	32.00	19,596.84	66.10
NOI - Net Operating Income	2,641.65	68.00	10,048.66	33.90
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.12	0.00	0.95	0.00
Total Other Income	0.12	0.00	0.95	0.00
Net Other Income	0.12	0.00	0.95	0.00
Total Income	3,885.12	100.00	29,646.45	100.00
Total Expense	1,243.35	32.00	19,596.84	66.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	2,641.77	68.00	10,049.61	33.90