

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,907.24
Savings/Reserve Account	16,439.61
Total Cash	21,346.85
TOTAL ASSETS	21,346.85
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,545.00
Total Liabilities	1,545.00
Capital	
Retained Earnings	15,149.87
Calculated Retained Earnings	10,607.35
Calculated Prior Years Retained Earnings	-5,955.37
Total Capital	19,801.85
TOTAL LIABILITIES & CAPITAL	21,346.85

Income Statement

Welch Randall LLC

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

As of: May 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	3,485.00	100.00	18,035.00	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	3,485.00	100.00	18,035.00	100.00
Expense				
Eagle Estates HOA Expenses				
EEA- Common Area Water	53.35	1.53	266.75	1.48
EEA- Insurance	815.59	23.40	4,077.95	22.61
EEA- Supplies	124.00	3.56	131.50	0.73
EEA- Snow Removal	0.00	0.00	338.00	1.87
EEA- Taxes & Accounting	0.00	0.00	364.00	2.02
EEA- Tree Maintenance	0.00	0.00	0.00	0.00
Total Eagle Estates HOA Expenses	992.94	28.49	5,178.20	28.71
Property Management				
Management Fee	450.00	12.91	2,250.00	12.48
Total Property Management	450.00	12.91	2,250.00	12.48
Total Operating Expense	1,442.94	41.40	7,428.20	41.19
NOI - Net Operating Income	2,042.06	58.60	10,606.80	58.81
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.14	0.00	0.55	0.00
Total Other Income	0.14	0.00	0.55	0.00
Net Other Income	0.14	0.00	0.55	0.00
Total Income	3,485.14	100.00	18,035.55	100.00
Total Expense	1,442.94	41.40	7,428.20	41.19
Net Income	2,042.20	58.60	10,607.35	58.82