

# Balance Sheet

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

As of: 04/30/2024

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	2,633.23
Savings/Reserve Account	11,051.55
<b>Total Cash</b>	<b>13,684.78</b>
<b>TOTAL ASSETS</b>	<b>13,684.78</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,365.00
<b>Total Liabilities</b>	<b>2,365.00</b>
<b>Capital</b>	
Retained Earnings	15,149.87
Calculated Retained Earnings	5,142.85
Calculated Prior Years Retained Earnings	-8,972.94
<b>Total Capital</b>	<b>11,319.78</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>13,684.78</b>

# Income Statement

Welch Randall

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

As of: Apr 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	2,805.00	100.00	12,221.81	99.28
Interest Income	0.00	0.00	18.45	0.15
Late Fee	0.00	0.00	70.00	0.57
<b>Total Operating Income</b>	<b>2,805.00</b>	<b>100.00</b>	<b>12,310.26</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	0.00	0.00	2,223.00	18.06
EEA- Common Area Water	46.39	1.65	185.56	1.51
EEA- Insurance	630.41	22.47	2,521.64	20.48
EEA- Supplies	0.00	0.00	82.75	0.67
EEA- Snow Removal	0.00	0.00	0.00	0.00
EEA- Taxes & Accounting	364.00	12.98	364.00	2.96
<b>Total Eagle Estates HOA Expenses</b>	<b>1,040.80</b>	<b>37.11</b>	<b>5,376.95</b>	<b>43.68</b>
<b>Property Management</b>				
Management Fee	450.00	16.04	1,800.00	14.62
<b>Total Property Management</b>	<b>450.00</b>	<b>16.04</b>	<b>1,800.00</b>	<b>14.62</b>
<b>Total Operating Expense</b>	<b>1,490.80</b>	<b>53.15</b>	<b>7,176.95</b>	<b>58.30</b>
<b>NOI - Net Operating Income</b>	<b>1,314.20</b>	<b>46.85</b>	<b>5,133.31</b>	<b>41.70</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	9.54	0.34	9.54	0.08
<b>Total Other Income</b>	<b>9.54</b>	<b>0.34</b>	<b>9.54</b>	<b>0.08</b>
<b>Net Other Income</b>	<b>9.54</b>	<b>0.34</b>	<b>9.54</b>	<b>0.08</b>
Total Income	2,814.54	100.34	12,319.80	100.08
Total Expense	1,490.80	53.15	7,176.95	58.30
<b>Net Income</b>	<b>1,323.74</b>	<b>47.19</b>	<b>5,142.85</b>	<b>41.78</b>