

## Balance Sheet

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

As of: 07/31/2024

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	3,820.70
Savings/Reserve Account	11,952.95
<b>Total Cash</b>	<b>15,773.65</b>
<b>TOTAL ASSETS</b>	<b>15,773.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,860.00
<b>Total Liabilities</b>	<b>2,860.00</b>
<b>Capital</b>	
Retained Earnings	15,149.87
Calculated Retained Earnings	6,736.72
Calculated Prior Years Retained Earnings	-8,972.94
<b>Total Capital</b>	<b>12,913.65</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>15,773.65</b>

## Income Statement

Welch Randall

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

As of: Jul 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	2,970.00	100.00	20,971.76	99.30
Interest Income	0.00	0.00	28.36	0.13
Late Fee	0.00	0.00	119.50	0.57
<b>Total Operating Income</b>	<b>2,970.00</b>	<b>100.00</b>	<b>21,119.62</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eagle Estates HOA Expenses</b>				
EEA Landscaping Service	2,765.00	93.10	6,338.00	30.01
EEA- Common Area Water	434.89	14.64	713.23	3.38
EEA- Insurance	0.00	0.00	3,782.46	17.91
EEA- Supplies	0.00	0.00	87.75	0.42
EEA- Snow Removal	0.00	0.00	0.00	0.00
EEA- Taxes & Accounting	0.00	0.00	364.00	1.72
<b>Total Eagle Estates HOA Expenses</b>	<b>3,199.89</b>	<b>107.74</b>	<b>11,285.44</b>	<b>53.44</b>
<b>Property Management</b>				
Management Fee	450.00	15.15	3,150.00	14.92
<b>Total Property Management</b>	<b>450.00</b>	<b>15.15</b>	<b>3,150.00</b>	<b>14.92</b>
<b>Total Operating Expense</b>	<b>3,649.89</b>	<b>122.89</b>	<b>14,435.44</b>	<b>68.35</b>
<b>NOI - Net Operating Income</b>	<b>-679.89</b>	<b>-22.89</b>	<b>6,684.18</b>	<b>31.65</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	14.78	0.50	52.54	0.25
<b>Total Other Income</b>	<b>14.78</b>	<b>0.50</b>	<b>52.54</b>	<b>0.25</b>
<b>Net Other Income</b>	<b>14.78</b>	<b>0.50</b>	<b>52.54</b>	<b>0.25</b>
Total Income	2,984.78	100.50	21,172.16	100.25
Total Expense	3,649.89	122.89	14,435.44	68.35
<b>Net Income</b>	<b>-665.11</b>	<b>-22.39</b>	<b>6,736.72</b>	<b>31.90</b>