

Balance Sheet

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HEA - GWCU CD	139,731.93
HEA - FCB 12 Month CD	3,320.59
Checking - Cash in Bank	24,011.99
Heritage Estates FCB 3 Month CD	146,431.50
Total Cash	313,496.01
TOTAL ASSETS	313,496.01
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,218.32
Total Liabilities	8,218.32
Capital	
Retained Earnings	38,285.00
Calculated Retained Earnings	14,336.70
Calculated Prior Years Retained Earnings	252,655.99
Total Capital	305,277.69
TOTAL LIABILITIES & CAPITAL	313,496.01

Income Statement

Welch Randall

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Sep 2025

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	7,410.00	100.00	68,810.00	99.88
Interest Income	0.00	0.00	8.55	0.01
Late Fee	0.00	0.00	75.00	0.11
Total Operating Income	7,410.00	100.00	68,893.55	100.00
Expense				
Heritage Estates HOA Expenses				
HEA- Landscape Maintenance	2,225.00	30.03	11,177.35	16.22
HEA- Roofing Project	0.00	0.00	0.00	0.00
HEA- Tree Services	0.00	0.00	1,974.17	2.87
HEA- Reimbursement Supplies	0.00	0.00	2,858.44	4.15
HEA- Insurance	2,446.60	33.02	22,031.20	31.98
HEA- Snow Removal	0.00	0.00	6,675.00	9.69
HEA- Taxes & Licenses	0.00	0.00	2,466.00	3.58
HEA- Sprinkler & Fence	0.00	0.00	1,743.59	2.53
HEA- Concrete Repairs	0.00	0.00	117.55	0.17
HEA- Insurance Claim	0.00	0.00	0.00	0.00
HEA- Reserve Study	0.00	0.00	1,300.00	1.89
HEA- Summer Picnic	0.00	0.00	215.02	0.31
Total Heritage Estates HOA Expenses	4,671.60	63.04	50,558.32	73.39
Property Management				
Management Fee	450.00	6.07	4,050.00	5.88
Total Property Management	450.00	6.07	4,050.00	5.88
Total Operating Expense	5,121.60	69.12	54,608.32	79.26
NOI - Net Operating Income	2,288.40	30.88	14,285.23	20.74
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	51.47	0.07
Total Other Income	0.00	0.00	51.47	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.00	0.00	51.47	0.07
Total Income	7,410.00	100.00	68,945.02	100.07
Total Expense	5,121.60	69.12	54,608.32	79.26
Net Income	2,288.40	30.88	14,336.70	20.81