

Balance Sheet

Properties: Heber 321 Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,091.27
Savings/Reserve Account	100.00
Total Cash	21,191.27
TOTAL ASSETS	21,191.27
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,675.24
Total Liabilities	3,675.24
Capital	
Calculated Retained Earnings	-28.17
Calculated Prior Years Retained Earnings	17,544.20
Total Capital	17,516.03
TOTAL LIABILITIES & CAPITAL	21,191.27

Income Statement

Welch Randall

Properties: Heber 321 Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 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	8,886.45	100.00	23,243.85	100.00
Total Operating Income	8,886.45	100.00	23,243.85	100.00
Expense				
Heber 321 HOA Expense				
H321- Heber Light & Power	268.79	3.02	1,076.67	4.63
H321- Water & Sewer	625.78	7.04	2,508.09	10.79
H321- Garbage	110.00	1.24	440.00	1.89
H321- Building Cleaning	850.00	9.57	6,630.00	28.52
H321- Elevator	0.00	0.00	786.37	3.38
H321- Insurance	308.56	3.47	1,732.56	7.45
H321- Landscaping	127.98	1.44	127.98	0.55
H321- Snow Removal	1,395.50	15.70	2,681.30	11.54
H321- Building Maintenance	2,202.39	24.78	3,361.49	14.46
H321- Internet	298.87	3.36	1,651.56	7.11
H321- Office Expense	496.00	5.58	496.00	2.13
Total Heber 321 HOA Expense	6,683.87	75.21	21,492.02	92.46
Property Management				
Management Fee	445.00	5.01	1,780.00	7.66
Total Property Management	445.00	5.01	1,780.00	7.66
Total Operating Expense	7,128.87	80.22	23,272.02	100.12
NOI - Net Operating Income	1,757.58	19.78	-28.17	-0.12
Total Income	8,886.45	100.00	23,243.85	100.00
Total Expense	7,128.87	80.22	23,272.02	100.12
Net Income	1,757.58	19.78	-28.17	-0.12