

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		19,700.78
Savings/Reserve Account		100.00
Total Cash		19,800.78
TOTAL ASSETS		19,800.78
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		5,174.97
Total Liabilities		5,174.97
Capital		
Calculated Retained Earnings		-2,918.39
Calculated Prior Years Retained Earnings		17,544.20
Total Capital		14,625.81
TOTAL LIABILITIES & CAPITAL		19,800.78

Income Statement

Welch Randall LLC

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

As of: Aug 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	3,839.17	100.00	42,996.92	99.78
Interest Income	0.00	0.00	43.90	0.10
Late Fee	0.00	0.00	50.00	0.12
Total Operating Income	3,839.17	100.00	43,090.82	100.00
Expense				
Heber 321 HOA Expense				
H321- Heber Light & Power	258.83	6.74	2,177.18	5.05
H321- Water & Sewer	672.08	17.51	5,134.47	11.92
H321- Garbage	110.00	2.87	1,030.14	2.39
H321- Building Cleaning	1,190.00	31.00	10,370.00	24.07
H321- Elevator	100.00	2.60	3,245.48	7.53
H321- Insurance	307.04	8.00	3,119.72	7.24
H321- Landscaping	0.00	0.00	1,390.96	3.23
H321- Snow Removal	0.00	0.00	2,681.30	6.22
H321- Building Maintenance	3,175.00	82.70	9,891.19	22.95
H321- Internet	299.21	7.79	2,847.17	6.61
H321- Office Expense	0.00	0.00	536.60	1.25
Total Heber 321 HOA Expense	6,112.16	159.21	42,424.21	98.45
Property Management				
Management Fee	445.00	11.59	3,560.00	8.26
Total Property Management	445.00	11.59	3,560.00	8.26
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	25.00	0.65	25.00	0.06
Total Operating Expense	6,582.16	171.45	46,009.21	106.77
NOI - Net Operating Income	-2,742.99	-71.45	-2,918.39	-6.77
Total Income	3,839.17	100.00	43,090.82	100.00
Total Expense	6,582.16	171.45	46,009.21	106.77
Net Income	-2,742.99	-71.45	-2,918.39	-6.77