

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,622.55
Savings/Reserve Account	100.00
Total Cash	22,722.55
TOTAL ASSETS	22,722.55

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	5,353.75
Total Liabilities	5,353.75

Capital

Calculated Retained Earnings	-175.40
Calculated Prior Years Retained Earnings	17,544.20
Total Capital	17,368.80
TOTAL LIABILITIES & CAPITAL	22,722.55

Income Statement

Welch Randall LLC

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

As of: Jul 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	39,157.75	99.76
Interest Income	0.00	0.00	43.90	0.11
Late Fee	0.00	0.00	50.00	0.13
Total Operating Income	3,839.17	100.00	39,251.65	100.00
Expense				
Heber 321 HOA Expense				
H321- Heber Light & Power	315.08	8.21	1,918.35	4.89
H321- Water & Sewer	657.09	17.12	4,462.39	11.37
H321- Garbage	260.14	6.78	920.14	2.34
H321- Building Cleaning	850.00	22.14	9,180.00	23.39
H321- Elevator	786.37	20.48	3,145.48	8.01
H321- Insurance	614.08	16.00	2,812.68	7.17
H321- Landscaping	0.00	0.00	1,390.96	3.54
H321- Snow Removal	0.00	0.00	2,681.30	6.83
H321- Building Maintenance	3,354.70	87.38	6,716.19	17.11
H321- Internet	298.80	7.78	2,547.96	6.49
H321- Office Expense	0.00	0.00	536.60	1.37
Total Heber 321 HOA Expense	7,136.26	185.88	36,312.05	92.51
Property Management				
Management Fee	445.00	11.59	3,115.00	7.94
Total Property Management	445.00	11.59	3,115.00	7.94
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	7,581.26	197.47	39,427.05	100.45
NOI - Net Operating Income	-3,742.09	-97.47	-175.40	-0.45
Total Income	3,839.17	100.00	39,251.65	100.00
Total Expense	7,581.26	197.47	39,427.05	100.45
Net Income	-3,742.09	-97.47	-175.40	-0.45