

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	23,375.85
Savings/Reserve Account	100.00
Total Cash	23,475.85
TOTAL ASSETS	23,475.85
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,364.96
Total Liabilities	2,364.96
Capital	
Calculated Retained Earnings	3,566.69
Calculated Prior Years Retained Earnings	17,544.20
Total Capital	21,110.89
TOTAL LIABILITIES & CAPITAL	23,475.85

Income Statement

Welch Randall LLC

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

As of: Jun 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	35,318.58	99.73
Interest Income	0.00	0.00	43.90	0.12
Late Fee	0.00	0.00	50.00	0.14
Total Operating Income	3,839.17	100.00	35,412.48	100.00
Expense				
Heber 321 HOA Expense				
H321- Heber Light & Power	261.04	6.80	1,603.27	4.53
H321- Water & Sewer	647.33	16.86	3,805.30	10.75
H321- Garbage	110.00	2.87	660.00	1.86
H321- Building Cleaning	1,700.00	44.28	8,330.00	23.52
H321- Elevator	786.37	20.48	2,359.11	6.66
H321- Insurance	0.00	0.00	2,198.60	6.21
H321- Landscaping	1,262.98	32.90	1,390.96	3.93
H321- Snow Removal	0.00	0.00	2,681.30	7.57
H321- Building Maintenance	0.00	0.00	3,361.49	9.49
H321- Internet	298.80	7.78	2,249.16	6.35
H321- Office Expense	40.60	1.06	536.60	1.52
Total Heber 321 HOA Expense	5,107.12	133.03	29,175.79	82.39
Property Management				
Management Fee	445.00	11.59	2,670.00	7.54
Total Property Management	445.00	11.59	2,670.00	7.54
Total Operating Expense	5,552.12	144.62	31,845.79	89.93
NOI - Net Operating Income	-1,712.95	-44.62	3,566.69	10.07
Total Income				
Total Income	3,839.17	100.00	35,412.48	100.00
Total Expense	5,552.12	144.62	31,845.79	89.93
Net Income	-1,712.95	-44.62	3,566.69	10.07