

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,524.57
Savings/Reserve Account	100.00
Total Cash	25,624.57
TOTAL ASSETS	25,624.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,800.73
Total Liabilities	2,800.73
Capital	
Calculated Retained Earnings	5,279.64
Calculated Prior Years Retained Earnings	17,544.20
Total Capital	22,823.84
TOTAL LIABILITIES & CAPITAL	25,624.57

Income Statement

Welch Randall LLC

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

As of: May 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	8,235.56	98.87	31,479.41	99.70
Interest Income	43.90	0.53	43.90	0.14
Late Fee	50.00	0.60	50.00	0.16
Total Operating Income	8,329.46	100.00	31,573.31	100.00
Expense				
Heber 321 HOA Expense				
H321- Heber Light & Power	265.56	3.19	1,342.23	4.25
H321- Water & Sewer	649.88	7.80	3,157.97	10.00
H321- Garbage	110.00	1.32	550.00	1.74
H321- Building Cleaning	0.00	0.00	6,630.00	21.00
H321- Elevator	786.37	9.44	1,572.74	4.98
H321- Insurance	466.04	5.60	2,198.60	6.96
H321- Landscaping	0.00	0.00	127.98	0.41
H321- Snow Removal	0.00	0.00	2,681.30	8.49
H321- Building Maintenance	0.00	0.00	3,361.49	10.65
H321- Internet	298.80	3.59	1,950.36	6.18
H321- Office Expense	0.00	0.00	496.00	1.57
Total Heber 321 HOA Expense	2,576.65	30.93	24,068.67	76.23
Property Management				
Management Fee	445.00	5.34	2,225.00	7.05
Total Property Management	445.00	5.34	2,225.00	7.05
Total Operating Expense	3,021.65	36.28	26,293.67	83.28
NOI - Net Operating Income	5,307.81	63.72	5,279.64	16.72
Total Income	8,329.46	100.00	31,573.31	100.00
Total Expense	3,021.65	36.28	26,293.67	83.28
Net Income	5,307.81	63.72	5,279.64	16.72