

# Balance Sheet

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
HEA - GWCU CD	139,731.93
HEA - FCB 12 Month CD	3,320.59
Checking - Cash in Bank	22,276.08
Heritage Estates FCB 3 Month CD	146,431.50
<b>Total Cash</b>	<b>311,760.10</b>
<b>TOTAL ASSETS</b>	<b>311,760.10</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,928.32
<b>Total Liabilities</b>	<b>9,928.32</b>
<b>Capital</b>	
Retained Earnings	38,285.00
Calculated Retained Earnings	10,890.79
Calculated Prior Years Retained Earnings	252,655.99
<b>Total Capital</b>	<b>301,831.78</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>311,760.10</b>

# Income Statement

Welch Randall

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Jul 2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	7,760.00	100.00	53,610.00	99.90
Interest Income	0.00	0.00	8.55	0.02
Late Fee	0.00	0.00	45.00	0.08
<b>Total Operating Income</b>	<b>7,760.00</b>	<b>100.00</b>	<b>53,663.55</b>	<b>100.00</b>
<b>Expense</b>				
<b>Heritage Estates HOA Expenses</b>				
HEA- Landscape Maintenance	2,225.00	28.67	6,727.35	12.54
HEA- Roofing Project	0.00	0.00	0.00	0.00
HEA- Tree Services	0.00	0.00	1,974.17	3.68
HEA- Reimbursement Supplies	0.00	0.00	2,858.44	5.33
HEA- Insurance	2,446.60	31.53	17,138.00	31.94
HEA- Snow Removal	0.00	0.00	6,675.00	12.44
HEA- Taxes & Licenses	0.00	0.00	2,466.00	4.60
HEA- Sprinkler & Fence	1,717.72	22.14	1,717.72	3.20
HEA- Concrete Repairs	0.00	0.00	117.55	0.22
HEA- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Heritage Estates HOA Expenses</b>	<b>6,389.32</b>	<b>82.34</b>	<b>39,674.23</b>	<b>73.93</b>
<b>Property Management</b>				
Management Fee	450.00	5.80	3,150.00	5.87
<b>Total Property Management</b>	<b>450.00</b>	<b>5.80</b>	<b>3,150.00</b>	<b>5.87</b>
<b>Total Operating Expense</b>	<b>6,839.32</b>	<b>88.14</b>	<b>42,824.23</b>	<b>79.80</b>
<b>NOI - Net Operating Income</b>	<b>920.68</b>	<b>11.86</b>	<b>10,839.32</b>	<b>20.20</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.00	0.00	51.47	0.10
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>51.47</b>	<b>0.10</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>51.47</b>	<b>0.10</b>

**Income Statement**

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,760.00	100.00	53,715.02	100.10
Total Expense	6,839.32	88.14	42,824.23	79.80
Net Income	<u>920.68</u>	<u>11.86</u>	<u>10,890.79</u>	<u>20.29</u>