

Balance Sheet

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #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	
HEA - GWCUCD	145,917.06
Checking - Cash in Bank	41,282.48
Heritage Estates FCB 3 Month CD	141,028.98
Total Cash	328,228.52
TOTAL ASSETS	328,228.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,898.32
Total Liabilities	9,898.32
Capital	
Retained Earnings	38,285.00
Calculated Retained Earnings	-2,193.52
Calculated Prior Years Retained Earnings	282,238.72
Total Capital	318,330.20
TOTAL LIABILITIES & CAPITAL	328,228.52

Income Statement

Welch Randall LLC

Properties: Heritage Estates HOA - 5300 S. Adams Ave Pkway #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	7,207.00	100.00	51,210.00	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	7,207.00	100.00	51,210.00	100.00
Expense				
Heritage Estates HOA Expenses				
HEA- Landscape Maintenance	5,712.45	79.26	12,585.00	24.58
HEA- Tree Services	0.00	0.00	0.00	0.00
HEA- Reimbursement Supplies	181.43	2.52	847.72	1.66
HEA- Insurance	0.00	0.00	28,841.00	56.32
HEA- Snow Removal	0.00	0.00	4,025.00	7.86
HEA- Taxes & Licenses	0.00	0.00	3,901.00	7.62
HEA- Sprinkler & Fence	181.88	2.52	181.88	0.36
HEA- Concrete Repairs	0.00	0.00	0.00	0.00
Total Heritage Estates HOA Expenses	6,075.76	84.30	50,381.60	98.38
Property Management				
Management Fee	450.00	6.24	3,150.00	6.15
Total Property Management	450.00	6.24	3,150.00	6.15
Total Operating Expense	6,525.76	90.55	53,531.60	104.53
NOI - Net Operating Income	681.24	9.45	-2,321.60	-4.53
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	128.08	0.25
Total Other Income	0.00	0.00	128.08	0.25
Net Other Income	0.00	0.00	128.08	0.25
Total Income	7,207.00	100.00	51,338.08	100.25
Total Expense	6,525.76	90.55	53,531.60	104.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	681.24	9.45	-2,193.52	-4.28