

Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		5,051.77
Savings/Reserve Account		22,759.92
Total Cash		27,811.69
TOTAL ASSETS		27,811.69
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		1,968.21
Total Liabilities		1,968.21
Capital		
Retained Earnings		17,776.11
Calculated Retained Earnings		3,800.89
Calculated Prior Years Retained Earnings		4,266.48
Total Capital		25,843.48
TOTAL LIABILITIES & CAPITAL		27,811.69

Income Statement

Welch Randall LLC

Properties: Heber Landing - Heber Heber City, UT 84032

As of: Aug 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	1,834.50	85.05	17,735.51	85.72
Fine & Violation	322.50	14.95	2,845.91	13.76
Interest Income	0.00	0.00	74.46	0.36
Late Fee	0.00	0.00	33.75	0.16
Total Operating Income	2,157.00	100.00	20,689.63	100.00
Expense				
Heber Landing HOA				
HLA - Electricity	70.93	3.29	495.57	2.40
HLA - Garbage	70.00	3.25	210.00	1.02
HLA - Insurance	2,210.00	102.46	2,210.00	10.68
HLA - Landscaping Services	720.00	33.38	2,160.00	10.44
HLA - Legal	0.00	0.00	384.00	1.86
HLA - Office Expense	0.00	0.00	456.50	2.21
HLA - Sprinkler System	84.92	3.94	679.36	3.28
HLA - Snow Removal	0.00	0.00	4,000.00	19.33
HLA- Capital Improvement	0.00	0.00	0.00	0.00
HLA- Playground	0.00	0.00	0.00	0.00
Total Heber Landing HOA	3,155.85	146.31	10,595.43	51.21
Monthly Software Fee	61.32	2.84	490.56	2.37
Property Management				
Management Fee	763.20	35.38	5,805.60	28.06
Total Property Management	763.20	35.38	5,805.60	28.06
Total Operating Expense	3,980.37	184.53	16,891.59	81.64
NOI - Net Operating Income	-1,823.37	-84.53	3,798.04	18.36
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.38	0.02	2.85	0.01
Total Other Income	0.38	0.02	2.85	0.01
Net Other Income	0.38	0.02	2.85	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	2,157.38	100.02	20,692.48	100.01
Total Expense	3,980.37	184.53	16,891.59	81.64
Net Income	-1,822.99	-84.52	3,800.89	18.37