

Balance Sheet

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,461.14
Savings/Reserve Account	22,559.54
Total Cash	30,020.68
TOTAL ASSETS	30,020.68

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	2,354.21
Total Liabilities	2,354.21

Capital

Retained Earnings	17,776.11
Calculated Retained Earnings	5,623.88
Calculated Prior Years Retained Earnings	4,266.48
Total Capital	27,666.47
TOTAL LIABILITIES & CAPITAL	30,020.68

Income Statement

Welch Randall LLC

Properties: Heber Landing - Heber Heber City, UT 84032

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	2,000.50	79.67	15,901.01	85.80
Fine & Violation	510.50	20.33	2,523.41	13.62
Interest Income	0.00	0.00	74.46	0.40
Late Fee	0.00	0.00	33.75	0.18
Total Operating Income	2,511.00	100.00	18,532.63	100.00
Expense				
Heber Landing HOA				
HLA - Electricity	71.17	2.83	424.64	2.29
HLA - Garbage	0.00	0.00	140.00	0.76
HLA - Insurance	0.00	0.00	0.00	0.00
HLA - Landscaping Services	720.00	28.67	1,440.00	7.77
HLA - Legal	0.00	0.00	384.00	2.07
HLA - Office Expense	0.00	0.00	456.50	2.46
HLA - Sprinkler System	84.92	3.38	594.44	3.21
HLA - Snow Removal	0.00	0.00	4,000.00	21.58
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	876.09	34.89	7,439.58	40.14
Monthly Software Fee	61.32	2.44	429.24	2.32
Property Management				
Management Fee	763.20	30.39	5,042.40	27.21
Total Property Management	763.20	30.39	5,042.40	27.21
Total Operating Expense	1,700.61	67.73	12,911.22	69.67
NOI - Net Operating Income	810.39	32.27	5,621.41	30.33
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.37	0.01	2.47	0.01
Total Other Income	0.37	0.01	2.47	0.01
Net Other Income	0.37	0.01	2.47	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	2,511.37	100.01	18,535.10	100.01
Total Expense	1,700.61	67.73	12,911.22	69.67
Net Income	810.76	32.29	5,623.88	30.35