

## Balance Sheet

**Properties:** Heber Landing - Heber Heber City, UT 84032

**As of:** 05/31/2026

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance          |
|------------------------------------------|------------------|
| <b>ASSETS</b>                            |                  |
| <b>Cash</b>                              |                  |
| Checking - Cash in Bank                  | 5,843.84         |
| Savings/Reserve Account                  | 22,158.79        |
| <b>Total Cash</b>                        | <b>28,002.63</b> |
| <b>TOTAL ASSETS</b>                      | <b>28,002.63</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 3,060.39         |
| <b>Total Liabilities</b>                 | <b>3,060.39</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 17,776.11        |
| Calculated Retained Earnings             | 3,619.65         |
| Calculated Prior Years Retained Earnings | 3,546.48         |
| <b>Total Capital</b>                     | <b>24,942.24</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>28,002.63</b> |

## Income Statement

Welch Randall LLC

Properties: Heber Landing - Heber Heber City, UT 84032

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 |
|---------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                 |                     |                   |                        |
| <b>Income</b>                         |                 |                     |                   |                        |
| Association Dues                      | 2,455.25        | 80.12               | 11,793.01         | 89.35                  |
| Fine & Violation                      | 581.50          | 18.98               | 1,301.50          | 9.86                   |
| Interest Income                       | 18.92           | 0.62                | 72.09             | 0.55                   |
| Late Fee                              | 8.75            | 0.29                | 32.50             | 0.25                   |
| <b>Total Operating Income</b>         | <b>3,064.42</b> | <b>100.00</b>       | <b>13,199.10</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                 |                     |                   |                        |
| <b>Heber Landing HOA</b>              |                 |                     |                   |                        |
| HLA - Electricity                     | 70.67           | 2.31                | 353.47            | 2.68                   |
| HLA - Garbage                         | 0.00            | 0.00                | 140.00            | 1.06                   |
| HLA - Insurance                       | 0.00            | 0.00                | 0.00              | 0.00                   |
| HLA - Landscaping Services            | 0.00            | 0.00                | 0.00              | 0.00                   |
| HLA - Legal                           | 0.00            | 0.00                | 384.00            | 2.91                   |
| HLA - Office Expense                  | 362.75          | 11.84               | 456.50            | 3.46                   |
| HLA - Sprinkler System                | 84.92           | 2.77                | 424.60            | 3.22                   |
| HLA - Snow Removal                    | 0.00            | 0.00                | 4,000.00          | 30.31                  |
| HLA- Capital Improvement              | 0.00            | 0.00                | 0.00              | 0.00                   |
| <b>Total Heber Landing HOA</b>        | <b>518.34</b>   | <b>16.91</b>        | <b>5,758.57</b>   | <b>43.63</b>           |
| Monthly Software Fee                  | 61.32           | 2.00                | 306.60            | 2.32                   |
| <b>Property Management</b>            |                 |                     |                   |                        |
| Management Fee                        | 763.20          | 24.91               | 3,516.00          | 26.64                  |
| <b>Total Property Management</b>      | <b>763.20</b>   | <b>24.91</b>        | <b>3,516.00</b>   | <b>26.64</b>           |
| <b>Total Operating Expense</b>        | <b>1,342.86</b> | <b>43.82</b>        | <b>9,581.17</b>   | <b>72.59</b>           |
| <b>NOI - Net Operating Income</b>     | <b>1,721.56</b> | <b>56.18</b>        | <b>3,617.93</b>   | <b>27.41</b>           |
| <b>Other Income &amp; Expense</b>     |                 |                     |                   |                        |
| <b>Other Income</b>                   |                 |                     |                   |                        |
| Interest on Bank Accounts             | 0.34            | 0.01                | 1.72              | 0.01                   |
| <b>Total Other Income</b>             | <b>0.34</b>     | <b>0.01</b>         | <b>1.72</b>       | <b>0.01</b>            |
| <b>Net Other Income</b>               | <b>0.34</b>     | <b>0.01</b>         | <b>1.72</b>       | <b>0.01</b>            |
| <b>Total Income</b>                   | <b>3,064.76</b> | <b>100.01</b>       | <b>13,200.82</b>  | <b>100.01</b>          |

Income Statement

| Account Name  | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|----------------|---------------------|-------------------|------------------------|
| Total Expense | 1,342.86       | 43.82               | 9,581.17          | 72.59                  |
| Net Income    | 1,721.90       | 56.19               | 3,619.65          | 27.42                  |