

# HORIZON HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

Balance Sheet — February 28, 2026 | Modified Cash Basis | Utah Code 57-8 Compliant

Property: 331 Dominica Ln, Herriman UT 84096 | GL Map: Horizon Heights

Account	Amount	Total
<b>ASSETS</b>		
<b>Operating Cash</b>		
1010 Operating Cash / Checking	\$ 100,728.45	
1060 Operating Money Market	\$ 62,855.73	
<b>Total Operating Cash</b>		<b>\$ 163,584.18</b>

## Reserve Cash — Legally Segregated (Utah Code §57-8-7.5)

Reserve funds are held in segregated accounts per board resolution. Not available for operating purposes. Reconciles to account 3001.

1071 Reserve — Money Market	\$ 298,783.76	
1072 Reserve — Checking	\$ 30.63	
1073 Reserve — Savings	\$ 1.00	
1077 Reserve — Property Insurance Fund	\$ 20,071.08	
1250 Reserve — Certificates of Deposit	\$ 1,000,000.00	
<b>Total Reserve Cash (Segregated)</b>		<b>\$ 1,318,886.47</b>

**TOTAL ASSETS** **\$ 1,482,470.65**

## LIABILITIES

3001 Reserve Fund Liability (amounts held in trust for owners — equals total reserve cash)	\$ 1,318,886.47	
<i>Note: 3001 = sum of 1071+1072+1073+1077+1250. Treated as liability reflecting owner-collected funds held for reserve purposes per Utah §57-8-7.5. Consistent with common HOA GAAP practice.</i>		
3310 Prepaid Owner Assessments	\$ 20,792.22	
<b>Total Liabilities</b>		<b>\$ 1,339,678.69</b>

## EQUITY

Retained Earnings — Current Year	\$ 20,171.32	
Retained Earnings — Prior Years	\$ 122,620.64	
<b>Total Equity</b>		<b>\$ 142,791.96</b>

**TOTAL LIABILITIES & EQUITY** **\$ 1,482,470.65**

## RECONCILIATION CHECK

Total Assets	\$ 1,482,470.65	
Total Liabilities & Equity	\$ 1,482,470.65	
<b>Difference (must be \$0.00)</b>	<b>\$ -</b>	

Basis: Modified Cash | Blue = hardcoded input | Black = formula | Reserve accounts 1071–1250 are legally segregated per Utah §57-8-7.5. Account 3001 treated as liability (funds held in trust for owners). Prepared February 2026.