

HORIZON HEIGHTS CONDOMINIUM OWNERS ASSOCIATION
Balance Sheet — Sep 30, 2026 | Modified Cash Basis | Utah Code 57-8 Compliant
Property: 331 Dominica Ln, Herriman UT 84096 | GL Map: Horizon Heights

Account	Amount	Total
ASSETS		
Operating Cash		
1010 Operating Cash / Checking	\$ 76,534.19	
1060 Operating Money Market	\$ 67,941.44	
Total Operating Cash		\$ 144,475.63
Reserve Cash — Legally Segregated (Utah Code §57-8-7.5)		
<i>Reserve funds are held in segregated accounts per board resolution. Not available for operating purposes. Reconciles to account 3001.</i>		
1071 Reserve — Money Market	\$ 92,330.11	
1072 Reserve — Checking	\$ 10.00	
1073 Reserve — Savings	\$ 1.00	
1077 Reserve — Property Insurance Fund	\$ 20,071.16	
1250 Reserve — Certificates of Deposit	\$ 1,300,000.00	
Total Reserve Cash (Segregated)		\$ 1,412,412.27
TOTAL ASSETS		\$ 1,556,887.90
LIABILITIES		
3001 Reserve Fund Liability (amounts held in trust for owners — equals total reserve cash)	\$ 1,412,412.27	
<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	\$ 18,087.83	
Total Liabilities		\$ 1,430,500.10
EQUITY		
Retained Earnings — Current Year	\$ 3,767.16	
Retained Earnings — Prior Years	\$ 122,620.64	
Total Equity		\$ 126,387.80
TOTAL LIABILITIES & EQUITY		\$ 1,556,887.90
RECONCILIATION CHECK		
Total Assets	\$ 1,556,887.90	
Total Liabilities & Equity	\$ 1,556,887.90	
Difference (must be \$0.00)	\$ -	

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.