HORIZON HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

Balance Sheet — Oct 31, 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	$ 56,369.48	
1060 Operating Money Market	$ 104,160.12	
Total Operating Cash		**$ 160,529.60**
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	$ 45,791.10	
1072 Reserve — Checking	$ 10.00	
1073 Reserve — Savings	$ 1.00	
1077 Reserve — Property Insurance Fund	$ 20,135.40	
1250 Reserve — Certificates of Deposit	$ 1,350,000.00	
Total Reserve Cash (Segregated)		**$ 1,415,937.50**
TOTAL ASSETS		**$ 1,576,467.10**
LIABILITIES		
3001 Reserve Fund Liability (amounts held in trust for owners — equals total reserve cash)	**$ 1,415,937.50**	
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.		
3310 Prepaid Owner Assessments	$ 15,855.85	
Total Liabilities		**$ 1,431,793.35**
EQUITY		
Retained Earnings — Current Year	$ 22,053.11	
Retained Earnings — Prior Years	$ 122,620.64	
Total Equity		**$ 144,673.75**
TOTAL LIABILITIES & EQUITY		**$ 1,576,467.10**
RECONCILIATION CHECK		
Total Assets	$ 1,576,467.10	
Total Liabilities & Equity	$ 1,576,467.10	
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.