

Balance Sheet

Properties: Village at Prominence Point HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		119,748.40
Savings/Reserve Account		57,375.91
Total Cash		177,124.31
TOTAL ASSETS		177,124.31
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		14,448.75
Total Liabilities		14,448.75
Capital		
Retained Earnings		-600.00
Calculated Retained Earnings		28,582.29
Calculated Prior Years Retained Earnings		134,693.27
Total Capital		162,675.56
TOTAL LIABILITIES & CAPITAL		177,124.31

Income Statement

Welch Randall

Properties: Village at Prominence Point HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Nov 2023

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				
Village at Prominence Point Income				
VAPP- Internet Income	8,706.76	33.26	91,456.70	31.81
VAPP- Internet Installation Income	0.00	0.00	375.00	0.13
Total Village at Prominence Point Income	8,706.76	33.26	91,831.70	31.94
Association Dues	17,456.31	66.69	191,782.00	66.70
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,150.00	1.10
Fine & Violation	0.00	0.00	675.00	0.23
Interest Income	1.77	0.01	15.93	0.01
Late Fee	10.00	0.04	90.00	0.03
Total Operating Income	26,174.84	100.00	287,544.63	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	0.00	0.00	55,487.00	19.30
VAPP- Insurance	2,204.35	8.42	19,322.29	6.72
VAPP- Garbage	1,520.67	5.81	16,315.08	5.67
VAPP- Legal Fees	0.00	0.00	2,786.50	0.97
VAPP- Taxes & Licensing	0.00	0.00	362.00	0.13
VAPP- Office Mailings	0.00	0.00	109.25	0.04
VAPP- Landscape	0.00	0.00	52,448.35	18.24
VAPP- Property Maintenance	346.23	1.32	1,883.70	0.66
VAPP- Common AreaElectricity	162.91	0.62	1,654.82	0.58
VAPP- Internet Expense	8,987.28	34.34	95,128.18	33.08
VAPP- Asphalt & Concrete Repairs	0.00	0.00	0.00	0.00
Total Village at Prominence Point HOA	13,221.44	50.51	245,497.17	85.38
Property Management				
Management Fee	1,430.00	5.46	15,410.00	5.36
Total Property Management	1,430.00	5.46	15,410.00	5.36

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	14,651.44	55.98	260,907.17	90.74
NOI - Net Operating Income	11,523.40	44.02	26,637.46	9.26
Other Income & Expense				
Other Income				
Insurance Income (Other)	265.00	1.01	1,934.80	0.67
Interest on Bank Accounts	0.93	0.00	10.03	0.00
Total Other Income	265.93	1.02	1,944.83	0.68
Net Other Income	265.93	1.02	1,944.83	0.68
Total Income	26,440.77	101.02	289,489.46	100.68
Total Expense	14,651.44	55.98	260,907.17	90.74
Net Income	11,789.33	45.04	28,582.29	9.94