

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	125,852.02
Savings/Reserve Account	91,956.45
Total Cash	217,808.47
TOTAL ASSETS	217,808.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,740.68
Total Liabilities	12,740.68
Capital	
Retained Earnings	-600.00
Calculated Retained Earnings	16,827.14
Calculated Prior Years Retained Earnings	188,840.65
Total Capital	205,067.79
TOTAL LIABILITIES & CAPITAL	217,808.47

Income Statement

Welch Randall

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

As of: Apr 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
Operating Income & Expense				
Income				
Village at Prominence Point Income				
VAPP- Internet Income	13,547.78	40.05	43,803.26	35.83
VAPP- Internet Installation Income	1,250.00	3.69	1,875.00	1.53
Total Village at Prominence Point Income	14,797.78	43.74	45,678.26	37.37
Association Dues	17,698.25	52.31	72,557.60	59.35
HOA Reinvestment Fee / Transfer Fee	1,050.00	3.10	3,150.00	2.58
Clubhouse / Pool	275.00	0.81	660.74	0.54
Fine & Violation	0.00	0.00	50.00	0.04
Interest Income	0.00	0.00	28.94	0.02
Late Fee	10.00	0.03	118.36	0.10
Total Operating Income	33,831.03	100.00	122,243.90	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	1,550.00	4.58	13,170.00	10.77
VAPP- Insurance	4,119.31	12.18	16,477.24	13.48
VAPP- Garbage	1,856.81	5.49	7,147.49	5.85
VAPP- Legal Fees	68.00	0.20	154.00	0.13
VAPP- Taxes & Licensing	0.00	0.00	368.00	0.30
VAPP- Office Mailings	163.00	0.48	214.53	0.18
VAPP- Landscape	8,597.86	25.41	8,617.40	7.05
VAPP- Property Maintenance	0.00	0.00	6,847.23	5.60
VAPP- Common Area Electricity	221.87	0.66	1,267.26	1.04
VAPP- Internet Expense	10,905.62	32.24	42,239.17	34.55
VAPP- Internet Installation Expense	0.00	0.00	0.00	0.00
VAPP- Asphalt & Concrete Repairs	0.00	0.00	0.00	0.00
VAPP- Clubhouse Cleaning	500.00	1.48	3,000.00	2.45
Total Village at Prominence Point	27,982.47	82.71	99,502.32	81.40

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA				
Property Management				
Management Fee	1,480.00	4.37	5,920.00	4.84
Total Property Management	<u>1,480.00</u>	<u>4.37</u>	<u>5,920.00</u>	<u>4.84</u>
Total Operating Expense	<u>29,462.47</u>	<u>87.09</u>	<u>105,422.32</u>	<u>86.24</u>
NOI - Net Operating Income	<u>4,368.56</u>	<u>12.91</u>	<u>16,821.58</u>	<u>13.76</u>
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.45	0.00	5.56	0.00
Total Other Income	<u>1.45</u>	<u>0.00</u>	<u>5.56</u>	<u>0.00</u>
Net Other Income	<u>1.45</u>	<u>0.00</u>	<u>5.56</u>	<u>0.00</u>
Total Income	<u>33,832.48</u>	<u>100.00</u>	<u>122,249.46</u>	<u>100.00</u>
Total Expense	<u>29,462.47</u>	<u>87.09</u>	<u>105,422.32</u>	<u>86.24</u>
Net Income	<u><u>4,370.01</u></u>	<u><u>12.92</u></u>	<u><u>16,827.14</u></u>	<u><u>13.77</u></u>