

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	122,020.01
Savings/Reserve Account	102,950.66
Total Cash	224,970.67
TOTAL ASSETS	224,970.67
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,235.37
Total Liabilities	12,235.37
Capital	
Retained Earnings	-600.00
Calculated Retained Earnings	24,494.65
Calculated Prior Years Retained Earnings	188,840.65
Total Capital	212,735.30
TOTAL LIABILITIES & CAPITAL	224,970.67

Income Statement

Welch Randall LLC

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

As of: Aug 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	10,884.63	36.50	87,179.66	35.45
VAPP- Internet Installation Income	0.00	0.00	3,250.00	1.32
Total Village at Prominence Point Income	10,884.63	36.50	90,429.66	36.78
Association Dues	18,748.10	62.88	148,486.50	60.39
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	5,600.00	2.28
Clubhouse / Pool	180.00	0.60	1,020.74	0.42
Fine & Violation	0.00	0.00	100.00	0.04
Interest Income	0.00	0.00	44.74	0.02
Late Fee	4.71	0.02	213.07	0.09
Total Operating Income	29,817.44	100.00	245,894.71	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	0.00	0.00	13,170.00	5.36
VAPP- Insurance	4,119.31	13.82	32,954.48	13.40
VAPP- Garbage	1,948.93	6.54	13,054.90	5.31
VAPP- Legal Fees	0.00	0.00	290.00	0.12
VAPP- Taxes & Licensing	0.00	0.00	368.00	0.15
VAPP- Office Mailings	0.00	0.00	214.53	0.09
VAPP- Landscape	8,929.86	29.95	43,445.84	17.67
VAPP- Property Maintenance	2,213.85	7.42	10,689.26	4.35
VAPP- Common Area Electricity	506.88	1.70	2,776.00	1.13
VAPP- Internet Expense	11,398.88	38.23	86,744.02	35.28
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	1,000.00	3.35	5,625.00	2.29
Total Village at Prominence Point	30,117.71	101.01	209,332.03	85.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA				
Property Management				
Management Fee	1,560.00	5.23	12,080.00	4.91
Total Property Management	1,560.00	5.23	12,080.00	4.91
Total Operating Expense	31,677.71	106.24	221,412.03	90.04
NOI - Net Operating Income	-1,860.27	-6.24	24,482.68	9.96
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.68	0.01	11.97	0.00
Total Other Income	1.68	0.01	11.97	0.00
Net Other Income	1.68	0.01	11.97	0.00
Total Income	29,819.12	100.01	245,906.68	100.00
Total Expense	31,677.71	106.24	221,412.03	90.04
Net Income	-1,858.59	-6.23	24,494.65	9.96