## Balance Sheet

**Properties:** Village at Prominence Point HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
**As of:** 02/28/2026
**Accounting Basis:** Cash
**Level of Detail:** Detail View
**Include Zero Balance GL Accounts:** No

| Account Name | Balance |
|---|---|
| **ASSETS** | |
| **Cash** | |
| Checking - Cash in Bank | 119,647.65 |
| Savings/Reserve Account | 86,503.62 |
| **Total Cash** | **206,151.27** |
| TOTAL ASSETS | **206,151.27** |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Prepaid Rent | 10,332.47 |
| **Total Liabilities** | **10,332.47** |
| **Capital** | |
| Retained Earnings | -600.00 |
| Calculated Retained Earnings | 6,728.71 |
| Calculated Prior Years Retained Earnings | 189,690.09 |
| **Total Capital** | **195,818.80** |
| TOTAL LIABILITIES & CAPITAL | **206,151.27** |

## Income Statement

**Welch Randall**

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

**As of:** Feb 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 | 10,444.44 | 35.12 | 20,380.56 | 35.14 |
| VAPP- Internet Installation Income | 125.00 | 0.42 | 125.00 | 0.22 |
| **Total Village at Prominence Point Income** | **10,569.44** | **35.54** | **20,505.56** | **35.35** |
| Association Dues | 18,620.49 | 62.60 | 36,480.49 | 62.90 |
| HOA Reinvestment Fee / Transfer Fee | 350.00 | 1.18 | 700.00 | 1.21 |
| Clubhouse / Pool | 150.00 | 0.50 | 235.74 | 0.41 |
| Fine & Violation | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest Income | 13.03 | 0.04 | 20.11 | 0.03 |
| Late Fee | 40.00 | 0.13 | 58.36 | 0.10 |
| **Total Operating Income** | **29,742.96** | **100.00** | **58,000.26** | **100.00** |
| **Expense** | | | | |
| **Village at Prominence Point HOA** | | | | |
| VAPP- Snow Removal | 3,920.00 | 13.18 | 7,270.00 | 12.53 |
| VAPP- Insurance | 4,119.31 | 13.85 | 8,238.62 | 14.20 |
| VAPP- Garbage | 1,711.35 | 5.75 | 3,549.51 | 6.12 |
| VAPP- Office Mailings | 51.53 | 0.17 | 51.53 | 0.09 |
| VAPP- Landscape | 19.54 | 0.07 | 19.54 | 0.03 |
| VAPP- Property Maintenance | 0.00 | 0.00 | 5,845.77 | 10.08 |
| VAPP- Common AreaElectricity | 238.12 | 0.80 | 471.45 | 0.81 |
| VAPP- Internet Expense | 10,193.28 | 34.27 | 20,867.74 | 35.98 |
| VAPP- Clubhouse Cleaning | 0.00 | 0.00 | 2,000.00 | 3.45 |
| **Total Village at Prominence Point HOA** | **20,253.13** | **68.09** | **48,314.16** | **83.30** |
| **Property Management** | | | | |
| Management Fee | 1,480.00 | 4.98 | 2,960.00 | 5.10 |
| **Total Property Management** | **1,480.00** | **4.98** | **2,960.00** | **5.10** |
| **Total Operating Expense** | **21,733.13** | **73.07** | **51,274.16** | **88.40** |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|---|---|---|---|
| **NOI - Net Operating Income** | **8,009.83** | **26.93** | **6,726.10** | **11.60** |
| **Other Income & Expense** | | | | |
| **Other Income** | | | | |
| Interest on Bank Accounts | 1.28 | 0.00 | 2.61 | 0.00 |
| **Total Other Income** | **1.28** | **0.00** | **2.61** | **0.00** |
| **Net Other Income** | **1.28** | **0.00** | **2.61** | **0.00** |
| Total Income | 29,744.24 | 100.00 | 58,002.87 | 100.00 |
| Total Expense | 21,733.13 | 73.07 | 51,274.16 | 88.40 |
| Net Income | **8,011.11** | **26.93** | **6,728.71** | **11.60** |