

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	126,364.82
Savings/Reserve Account	100,358.18
Total Cash	226,723.00
TOTAL ASSETS	226,723.00

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	12,129.11
Total Liabilities	12,129.11

Capital

Retained Earnings	-600.00
Calculated Retained Earnings	26,353.24
Calculated Prior Years Retained Earnings	188,840.65
Total Capital	214,593.89
TOTAL LIABILITIES & CAPITAL	226,723.00

Income Statement

Welch Randall LLC

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

As of: Jul 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	9,922.57	33.28	76,295.03	35.31
VAPP- Internet Installation Income	125.00	0.42	3,250.00	1.50
Total Village at Prominence Point Income	10,047.57	33.70	79,545.03	36.81
Association Dues	18,908.05	63.41	129,738.40	60.04
HOA Reinvestment Fee / Transfer Fee	700.00	2.35	5,600.00	2.59
Clubhouse / Pool	136.80	0.46	840.74	0.39
Fine & Violation	0.00	0.00	100.00	0.05
Interest Income	5.18	0.02	44.74	0.02
Late Fee	20.00	0.07	208.36	0.10
Total Operating Income	29,817.60	100.00	216,077.27	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	0.00	0.00	13,170.00	6.10
VAPP- Insurance	4,119.31	13.82	28,835.17	13.34
VAPP- Garbage	1,981.55	6.65	11,105.97	5.14
VAPP- Legal Fees	0.00	0.00	290.00	0.13
VAPP- Taxes & Licensing	0.00	0.00	368.00	0.17
VAPP- Office Mailings	0.00	0.00	214.53	0.10
VAPP- Landscape	8,372.86	28.08	34,515.98	15.97
VAPP- Property Maintenance	840.79	2.82	8,475.41	3.92
VAPP- Common Area Electricity	409.13	1.37	2,269.12	1.05
VAPP- Internet Expense	11,476.75	38.49	75,345.14	34.87
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	1.68	4,625.00	2.14
Total Village at Prominence Point	27,700.39	92.90	179,214.32	82.94

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	10,520.00	4.87
Total Property Management	1,560.00	5.23	10,520.00	4.87
Total Operating Expense	29,260.39	98.13	189,734.32	87.81
NOI - Net Operating Income	557.21	1.87	26,342.95	12.19
Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.63	0.01	10.29	0.00
Total Other Income	1.63	0.01	10.29	0.00
Net Other Income	1.63	0.01	10.29	0.00
Total Income	29,819.23	100.01	216,087.56	100.00
Total Expense	29,260.39	98.13	189,734.32	87.81
Net Income	558.84	1.87	26,353.24	12.20