

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	127,722.20
Savings/Reserve Account	97,362.95
Total Cash	225,085.15
TOTAL ASSETS	225,085.15
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,050.10
Total Liabilities	11,050.10
Capital	
Retained Earnings	-600.00
Calculated Retained Earnings	25,794.40
Calculated Prior Years Retained Earnings	188,840.65
Total Capital	214,035.05
TOTAL LIABILITIES & CAPITAL	225,085.15

Income Statement

Welch Randall LLC

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

As of: Jun 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	11,526.48	35.37	66,372.46	35.63
VAPP- Internet Installation Income	500.00	1.53	3,125.00	1.68
Total Village at Prominence Point Income	12,026.48	36.91	69,497.46	37.31
Association Dues	19,436.06	59.65	110,830.35	59.50
HOA Reinvestment Fee / Transfer Fee	1,050.00	3.22	4,900.00	2.63
Clubhouse / Pool	13.20	0.04	703.94	0.38
Fine & Violation	0.00	0.00	100.00	0.05
Interest Income	8.85	0.03	39.56	0.02
Late Fee	50.00	0.15	188.36	0.10
Total Operating Income	32,584.59	100.00	186,259.67	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	0.00	0.00	13,170.00	7.07
VAPP- Insurance	4,119.31	12.64	24,715.86	13.27
VAPP- Garbage	2,017.37	6.19	9,124.42	4.90
VAPP- Legal Fees	136.00	0.42	290.00	0.16
VAPP- Taxes & Licensing	0.00	0.00	368.00	0.20
VAPP- Office Mailings	0.00	0.00	214.53	0.12
VAPP- Landscape	8,372.86	25.70	26,143.12	14.04
VAPP- Property Maintenance	787.39	2.42	7,634.62	4.10
VAPP- Common Area Electricity	315.21	0.97	1,859.99	1.00
VAPP- Internet Expense	10,011.06	30.72	63,868.39	34.29
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	625.00	1.92	4,125.00	2.21
Total Village at Prominence Point	26,384.20	80.97	151,513.93	81.35

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	4.79	8,960.00	4.81
Total Property Management	<u>1,560.00</u>	<u>4.79</u>	<u>8,960.00</u>	<u>4.81</u>
Total Operating Expense	<u>27,944.20</u>	<u>85.76</u>	<u>160,473.93</u>	<u>86.16</u>
 NOI - Net Operating Income	 4,640.39	 14.24	 25,785.74	 13.84
 Other Income & Expense				
Other Income				
Loss due to foreclosure / bankruptcy	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.64	0.01	8.66	0.00
Total Other Income	<u>1.64</u>	<u>0.01</u>	<u>8.66</u>	<u>0.00</u>
 Net Other Income	<u>1.64</u>	<u>0.01</u>	<u>8.66</u>	<u>0.00</u>
 Total Income	32,586.23	100.01	186,268.33	100.00
Total Expense	27,944.20	85.76	160,473.93	86.16
 Net Income	<u><u>4,642.03</u></u>	<u><u>14.25</u></u>	<u><u>25,794.40</u></u>	<u><u>13.85</u></u>