

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	125,944.55
Savings/Reserve Account	94,789.51
Total Cash	220,734.06
TOTAL ASSETS	220,734.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,341.04
Total Liabilities	11,341.04
Capital	
Retained Earnings	-600.00
Calculated Retained Earnings	21,152.37
Calculated Prior Years Retained Earnings	188,840.65
Total Capital	209,393.02
TOTAL LIABILITIES & CAPITAL	220,734.06

Income Statement

Welch Randall LLC

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

As of: May 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	10,936.54	35.05	54,845.98	35.69
VAPP- Internet Installation Income	750.00	2.40	2,625.00	1.71
Total Village at Prominence Point Income	11,686.54	37.45	57,470.98	37.40
Association Dues	18,718.69	59.98	91,394.29	59.47
HOA Reinvestment Fee / Transfer Fee	700.00	2.24	3,850.00	2.51
Clubhouse / Pool	30.00	0.10	690.74	0.45
Fine & Violation	50.00	0.16	100.00	0.07
Interest Income	1.77	0.01	30.71	0.02
Late Fee	20.00	0.06	138.36	0.09
Total Operating Income	31,207.00	100.00	153,675.08	100.00
Expense				
Village at Prominence Point HOA				
VAPP- Snow Removal	0.00	0.00	13,170.00	8.57
VAPP- Insurance	4,119.31	13.20	20,596.55	13.40
VAPP- Garbage	-40.44	-0.13	7,107.05	4.62
VAPP- Legal Fees	0.00	0.00	154.00	0.10
VAPP- Taxes & Licensing	0.00	0.00	368.00	0.24
VAPP- Office Mailings	0.00	0.00	214.53	0.14
VAPP- Landscape	9,152.86	29.33	17,770.26	11.56
VAPP- Property Maintenance	0.00	0.00	6,847.23	4.46
VAPP- Common Area Electricity	277.52	0.89	1,544.78	1.01
VAPP- Internet Expense	11,618.16	37.23	53,857.33	35.05
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	1.60	3,500.00	2.28
Total Village at Prominence Point	25,627.41	82.12	125,129.73	81.42

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	4.74	7,400.00	4.82
Total Property Management	<u>1,480.00</u>	<u>4.74</u>	<u>7,400.00</u>	<u>4.82</u>
Total Operating Expense	<u>27,107.41</u>	<u>86.86</u>	<u>132,529.73</u>	<u>86.24</u>
NOI - Net Operating Income	<u>4,099.59</u>	<u>13.14</u>	<u>21,145.35</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	1.46	0.00	7.02	0.00
Total Other Income	<u>1.46</u>	<u>0.00</u>	<u>7.02</u>	<u>0.00</u>
Net Other Income	<u>1.46</u>	<u>0.00</u>	<u>7.02</u>	<u>0.00</u>
Total Income	<u>31,208.46</u>	<u>100.00</u>	<u>153,682.10</u>	<u>100.00</u>
Total Expense	<u>27,107.41</u>	<u>86.86</u>	<u>132,529.73</u>	<u>86.24</u>
Net Income	<u><u>4,101.05</u></u>	<u><u>13.14</u></u>	<u><u>21,152.37</u></u>	<u><u>13.76</u></u>