

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 111,601.34        |
| Savings/Reserve Account                  | 70,929.09         |
| <b>Total Cash</b>                        | <b>182,530.43</b> |
| <b>TOTAL ASSETS</b>                      | <b>182,530.43</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 12,891.69         |
| <b>Total Liabilities</b>                 | <b>12,891.69</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | -600.00           |
| Calculated Retained Earnings             | 13,596.25         |
| Calculated Prior Years Retained Earnings | 156,642.49        |
| <b>Total Capital</b>                     | <b>169,638.74</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>182,530.43</b> |

## Income Statement

Welch Randall

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

As of: Jul 2025

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 |
|-------------------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>           |                  |                     |                   |                        |
| <b>Income</b>                                   |                  |                     |                   |                        |
| <b>Village at Prominence Point Income</b>       |                  |                     |                   |                        |
| VAPP- Internet Income                           | 9,556.20         | 34.11               | 66,701.15         | 34.28                  |
| VAPP- Internet Installation Income              | 125.00           | 0.45                | 500.00            | 0.26                   |
| VAPP- Insurance Income                          | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Village at Prominence Point Income</b> | <b>9,681.20</b>  | <b>34.56</b>        | <b>67,201.15</b>  | <b>34.54</b>           |
| Association Dues                                | 17,495.00        | 62.45               | 122,128.12        | 62.76                  |
| HOA Reinvestment Fee / Transfer Fee             | 700.00           | 2.50                | 4,200.00          | 2.16                   |
| Clubhouse / Pool                                | 80.00            | 0.29                | 666.45            | 0.34                   |
| Fine & Violation                                | 0.00             | 0.00                | 200.00            | 0.10                   |
| Interest Income                                 | 0.00             | 0.00                | 28.26             | 0.01                   |
| Deposit - Pool Key                              | 60.00            | 0.21                | 60.00             | 0.03                   |
| Late Fee                                        | 0.00             | 0.00                | 100.00            | 0.05                   |
| <b>Total Operating Income</b>                   | <b>28,016.20</b> | <b>100.00</b>       | <b>194,583.98</b> | <b>100.00</b>          |
| <b>Expense</b>                                  |                  |                     |                   |                        |
| <b>Village at Prominence Point HOA</b>          |                  |                     |                   |                        |
| VAPP- Snow Removal                              | 0.00             | 0.00                | 17,920.00         | 9.21                   |
| VAPP- Insurance                                 | 2,512.86         | 8.97                | 17,590.02         | 9.04                   |
| VAPP- Garbage                                   | 1,599.07         | 5.71                | 11,117.38         | 5.71                   |
| VAPP- Legal Fees                                | 0.00             | 0.00                | 1,437.75          | 0.74                   |
| VAPP- Taxes & Licensing                         | 0.00             | 0.00                | 0.00              | 0.00                   |
| VAPP- Office Mailings                           | 0.00             | 0.00                | 177.25            | 0.09                   |
| VAPP- Landscape                                 | 8,126.43         | 29.01               | 35,725.72         | 18.36                  |
| VAPP- Property Maintenance                      | 1,037.48         | 3.70                | 12,557.60         | 6.45                   |
| VAPP- Common AreaElectricity                    | 194.43           | 0.69                | 1,274.16          | 0.65                   |
| VAPP- Internet Expense                          | 10,018.33        | 35.76               | 69,954.88         | 35.95                  |
| VAPP- Internet Installation Expense             | 0.00             | 0.00                | -125.00           | -0.06                  |
| VAPP- Asphalt & Concrete Repairs                | 0.00             | 0.00                | 1,526.00          | 0.78                   |
| <b>Total Village at</b>                         | <b>23,488.60</b> | <b>83.84</b>        | <b>169,155.76</b> | <b>86.93</b>           |

## Income Statement

| Account Name                         | Selected Month         | % of Selected Month | Year to Month End       | % of Year to Month End |
|--------------------------------------|------------------------|---------------------|-------------------------|------------------------|
| <b>Prominence Point HOA</b>          |                        |                     |                         |                        |
| <b>Property Management</b>           |                        |                     |                         |                        |
| Management Fee                       | 1,430.00               | 5.10                | 10,010.00               | 5.14                   |
| <b>Total Property Management</b>     | <u>1,430.00</u>        | <u>5.10</u>         | <u>10,010.00</u>        | <u>5.14</u>            |
| <b>Total Operating Expense</b>       | <u>24,918.60</u>       | <u>88.94</u>        | <u>179,165.76</u>       | <u>92.08</u>           |
| <b>NOI - Net Operating Income</b>    | <u>3,097.60</u>        | <u>11.06</u>        | <u>15,418.22</u>        | <u>7.92</u>            |
| <b>Other Income &amp; Expense</b>    |                        |                     |                         |                        |
| <b>Other Income</b>                  |                        |                     |                         |                        |
| Loss due to foreclosure / bankruptcy | 0.00                   | 0.00                | -1,829.05               | -0.94                  |
| Interest on Bank Accounts            | 1.15                   | 0.00                | 7.08                    | 0.00                   |
| <b>Total Other Income</b>            | <u>1.15</u>            | <u>0.00</u>         | <u>-1,821.97</u>        | <u>-0.94</u>           |
| <b>Net Other Income</b>              | <u>1.15</u>            | <u>0.00</u>         | <u>-1,821.97</u>        | <u>-0.94</u>           |
| <b>Total Income</b>                  | <u>28,017.35</u>       | <u>100.00</u>       | <u>192,762.01</u>       | <u>99.06</u>           |
| <b>Total Expense</b>                 | <u>24,918.60</u>       | <u>88.94</u>        | <u>179,165.76</u>       | <u>92.08</u>           |
| <b>Net Income</b>                    | <u><u>3,098.75</u></u> | <u><u>11.06</u></u> | <u><u>13,596.25</u></u> | <u><u>6.99</u></u>     |