

Balance Sheet

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

As of: 03/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             |  | Balance    |
|------------------------------------------|--|------------|
| ASSETS                                   |  |            |
| Cash                                     |  |            |
| Checking - Cash in Bank                  |  | 116,846.89 |
| Savings/Reserve Account                  |  | 60,787.80  |
| Total Cash                               |  | 177,634.69 |
| TOTAL ASSETS                             |  | 177,634.69 |
|                                          |  |            |
| LIABILITIES & CAPITAL                    |  |            |
| Liabilities                              |  |            |
| Prepaid Rent                             |  | 9,874.85   |
| Total Liabilities                        |  | 9,874.85   |
| Capital                                  |  |            |
| Retained Earnings                        |  | -600.00    |
| Calculated Retained Earnings             |  | 11,717.35  |
| Calculated Prior Years Retained Earnings |  | 156,642.49 |
| Total Capital                            |  | 167,759.84 |
| TOTAL LIABILITIES & CAPITAL              |  | 177,634.69 |

## Income Statement

Welch Randall

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

As of: Mar 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                           | 9,343.84         | 34.98               | 27,945.45         | 34.61                  |
| VAPP- Internet Installation Income              | 0.00             | 0.00                | 125.00            | 0.15                   |
| VAPP- Insurance Income                          | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Village at Prominence Point Income</b> | <b>9,343.84</b>  | <b>34.98</b>        | <b>28,070.45</b>  | <b>34.76</b>           |
| Association Dues                                | 16,958.00        | 63.48               | 51,720.00         | 64.05                  |
| HOA Reinvestment Fee / Transfer Fee             | 350.00           | 1.31                | 700.00            | 0.87                   |
| Clubhouse / Pool                                | 50.00            | 0.19                | 168.10            | 0.21                   |
| Fine & Violation                                | 0.00             | 0.00                | 50.00             | 0.06                   |
| Interest Income                                 | 0.00             | 0.00                | 4.95              | 0.01                   |
| Late Fee                                        | 10.00            | 0.04                | 30.00             | 0.04                   |
| <b>Total Operating Income</b>                   | <b>26,711.84</b> | <b>100.00</b>       | <b>80,743.50</b>  | <b>100.00</b>          |
| <b>Expense</b>                                  |                  |                     |                   |                        |
| <b>Village at Prominence Point HOA</b>          |                  |                     |                   |                        |
| VAPP- Snow Removal                              | 10,455.00        | 39.14               | 16,470.00         | 20.40                  |
| VAPP- Insurance                                 | 2,512.86         | 9.41                | 7,538.58          | 9.34                   |
| VAPP- Garbage                                   | 1,587.41         | 5.94                | 4,660.65          | 5.77                   |
| VAPP- Legal Fees                                | 290.00           | 1.09                | 290.00            | 0.36                   |
| VAPP- Office Mailings                           | 11.25            | 0.04                | 20.00             | 0.02                   |
| VAPP- Landscape                                 | 0.00             | 0.00                | 1,765.00          | 2.19                   |
| VAPP- Property Maintenance                      | 1,679.00         | 6.29                | 3,924.38          | 4.86                   |
| VAPP- Common Area Electricity                   | 65.52            | 0.25                | 589.67            | 0.73                   |
| VAPP- Internet Expense                          | 19,818.51        | 74.19               | 29,605.66         | 36.67                  |
| VAPP- Internet Installation Expense             | -125.00          | -0.47               | -125.00           | -0.15                  |
| <b>Total Village at Prominence Point HOA</b>    | <b>36,294.55</b> | <b>135.87</b>       | <b>64,738.94</b>  | <b>80.18</b>           |
| <b>Property Management</b>                      |                  |                     |                   |                        |
| Management Fee                                  | 1,430.00         | 5.35                | 4,290.00          | 5.31                   |
| <b>Total Property</b>                           | <b>1,430.00</b>  | <b>5.35</b>         | <b>4,290.00</b>   | <b>5.31</b>            |

## Income Statement

| Account Name                      | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|----------------|---------------------|-------------------|------------------------|
| <b>Management</b>                 |                |                     |                   |                        |
| Total Operating Expense           | 37,724.55      | 141.23              | 69,028.94         | 85.49                  |
| NOI - Net Operating Income        | -11,012.71     | -41.23              | 11,714.56         | 14.51                  |
| <b>Other Income &amp; Expense</b> |                |                     |                   |                        |
| <b>Other Income</b>               |                |                     |                   |                        |
| Interest on Bank Accounts         | 1.00           | 0.00                | 2.79              | 0.00                   |
| Total Other Income                | 1.00           | 0.00                | 2.79              | 0.00                   |
| Net Other Income                  | 1.00           | 0.00                | 2.79              | 0.00                   |
| Total Income                      | 26,712.84      | 100.00              | 80,746.29         | 100.00                 |
| Total Expense                     | 37,724.55      | 141.23              | 69,028.94         | 85.49                  |
| Net Income                        | -11,011.71     | -41.22              | 11,717.35         | 14.51                  |