

Balance Sheet

Properties: Sundown Lofts Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	29,334.34
Savings/Reserve Account	100.37
Total Cash	29,434.71
TOTAL ASSETS	29,434.71
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,050.00
Total Liabilities	4,050.00
Capital	
Calculated Retained Earnings	2,885.07
Calculated Prior Years Retained Earnings	22,499.64
Total Capital	25,384.71
TOTAL LIABILITIES & CAPITAL	29,434.71

Income Statement

Welch Randall

Properties: Sundown Lofts Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 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				
Association Dues	6,266.62	60.18	15,931.46	79.35
HOA Reinvestment Fee / Transfer Fee	4,000.00	38.41	4,000.00	19.92
Interest Income	47.25	0.45	47.25	0.24
Late Fee	100.00	0.96	100.00	0.50
Total Operating Income	10,413.87	100.00	20,078.71	100.00
Expense				
Sundown Lofts HOA Expense				
SDL- Fire & Security	324.00	3.11	324.00	1.61
SDL- Insurance	2,616.98	25.13	6,374.45	31.75
SDL- Internet	257.40	2.47	1,157.40	5.76
SDL- Office Expense	379.00	3.64	379.00	1.89
SDL- Gas	0.00	0.00	1,513.60	7.54
SDL-Electricity	715.80	6.87	4,928.67	24.55
SDL- Common Area Cleaning	300.00	2.88	300.00	1.49
Total Sundown Lofts HOA Expense	4,593.18	44.11	14,977.12	74.59
Monthly Software Fee	4.20	0.04	16.80	0.08
Property Management				
Management Fee	550.00	5.28	2,200.00	10.96
Total Property Management	550.00	5.28	2,200.00	10.96
Total Operating Expense	5,147.38	49.43	17,193.92	85.63
NOI - Net Operating Income	5,266.49	50.57	2,884.79	14.37
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.28	0.00
Total Other Income	0.06	0.00	0.28	0.00
Net Other Income	0.06	0.00	0.28	0.00
Total Income	10,413.93	100.00	20,078.99	100.00
Total Expense	5,147.38	49.43	17,193.92	85.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	5,266.55	50.57	2,885.07	14.37