

## Balance Sheet

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

**As of:** 08/31/2026

**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                  | 35,828.55        |
| Savings/Reserve Account                  | 100.62           |
| <b>Total Cash</b>                        | <b>35,929.17</b> |
| <b>TOTAL ASSETS</b>                      | <b>35,929.17</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 3,021.46         |
| <b>Total Liabilities</b>                 | <b>3,021.46</b>  |
| <b>Capital</b>                           |                  |
| Calculated Retained Earnings             | 10,408.07        |
| Calculated Prior Years Retained Earnings | 22,499.64        |
| <b>Total Capital</b>                     | <b>32,907.71</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>35,929.17</b> |

## Income Statement

Welch Randall LLC

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

As of: Aug 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 |
|----------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                 |                     |                   |                        |
| <b>Income</b>                          |                 |                     |                   |                        |
| <b>Sundown Lofts HOA Income</b>        |                 |                     |                   |                        |
| SDL- Internet Income                   | 150.00          | 2.94                | 300.00            | 0.72                   |
| <b>Total Sundown Lofts HOA Income</b>  | <b>150.00</b>   | <b>2.94</b>         | <b>300.00</b>     | <b>0.72</b>            |
| Association Dues                       | 4,950.00        | 97.06               | 35,105.00         | 84.48                  |
| HOA Reinvestment Fee / Transfer Fee    | 0.00            | 0.00                | 6,000.00          | 14.44                  |
| Interest Income                        | 0.00            | 0.00                | 47.25             | 0.11                   |
| Late Fee                               | 0.00            | 0.00                | 100.00            | 0.24                   |
| <b>Total Operating Income</b>          | <b>5,100.00</b> | <b>100.00</b>       | <b>41,552.25</b>  | <b>100.00</b>          |
| <b>Expense</b>                         |                 |                     |                   |                        |
| <b>Sundown Lofts HOA Expense</b>       |                 |                     |                   |                        |
| SDL- Fire & Security                   | 81.00           | 1.59                | 648.00            | 1.56                   |
| SDL- Insurance                         | 1,308.49        | 25.66               | 5,112.56          | 12.30                  |
| SDL- Internet                          | 2,400.00        | 47.06               | 9,542.20          | 22.96                  |
| SDL- Office Expense                    | 0.00            | 0.00                | 469.00            | 1.13                   |
| SDL- Gas                               | 0.00            | 0.00                | 3,048.04          | 7.34                   |
| SDL-Electricity                        | 168.47          | 3.30                | 6,791.31          | 16.34                  |
| SDL- Common Area Cleaning              | 0.00            | 0.00                | 1,100.00          | 2.65                   |
| <b>Total Sundown Lofts HOA Expense</b> | <b>3,957.96</b> | <b>77.61</b>        | <b>26,711.11</b>  | <b>64.28</b>           |
| Monthly Software Fee                   | 4.20            | 0.08                | 33.60             | 0.08                   |
| <b>Property Management</b>             |                 |                     |                   |                        |
| Management Fee                         | 550.00          | 10.78               | 4,400.00          | 10.59                  |
| <b>Total Property Management</b>       | <b>550.00</b>   | <b>10.78</b>        | <b>4,400.00</b>   | <b>10.59</b>           |
| <b>Total Operating Expense</b>         | <b>4,512.16</b> | <b>88.47</b>        | <b>31,144.71</b>  | <b>74.95</b>           |
| <b>NOI - Net Operating Income</b>      | <b>587.84</b>   | <b>11.53</b>        | <b>10,407.54</b>  | <b>25.05</b>           |
| <b>Other Income &amp; Expense</b>      |                 |                     |                   |                        |
| <b>Other Income</b>                    |                 |                     |                   |                        |
| Interest on Bank Accounts              | 0.13            | 0.00                | 0.53              | 0.00                   |
| <b>Total Other Income</b>              | <b>0.13</b>     | <b>0.00</b>         | <b>0.53</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                | <b>0.13</b>     | <b>0.00</b>         | <b>0.53</b>       | <b>0.00</b>            |

Income Statement

| Account Name  | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|----------------|---------------------|-------------------|------------------------|
| Total Income  | 5,100.13       | 100.00              | 41,552.78         | 100.00                 |
| Total Expense | 4,512.16       | 88.47               | 31,144.71         | 74.95                  |
| Net Income    | <u>587.97</u>  | <u>11.53</u>        | <u>10,408.07</u>  | <u>25.05</u>           |