

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	35,140.71
Savings/Reserve Account	100.49
Total Cash	35,241.20
TOTAL ASSETS	35,241.20
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,921.46
Total Liabilities	2,921.46
Capital	
Calculated Retained Earnings	9,820.10
Calculated Prior Years Retained Earnings	22,499.64
Total Capital	32,319.74
TOTAL LIABILITIES & CAPITAL	35,241.20

Income Statement

Welch Randall LLC

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

As of: Jul 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				
Sundown Lofts HOA Income				
SDL- Internet Income	150.00	2.94	150.00	0.41
Total Sundown Lofts HOA Income	150.00	2.94	150.00	0.41
Association Dues	4,950.00	97.06	30,155.00	82.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,000.00	16.46
Interest Income	0.00	0.00	47.25	0.13
Late Fee	0.00	0.00	100.00	0.27
Total Operating Income	5,100.00	100.00	36,452.25	100.00
Expense				
Sundown Lofts HOA Expense				
SDL- Fire & Security	243.00	4.76	567.00	1.56
SDL- Insurance	1,308.49	25.66	3,804.07	10.44
SDL- Internet	4,307.40	84.46	7,142.20	19.59
SDL- Office Expense	0.00	0.00	469.00	1.29
SDL- Gas	0.00	0.00	3,048.04	8.36
SDL-Electricity	255.82	5.02	6,622.84	18.17
SDL- Common Area Cleaning	300.00	5.88	1,100.00	3.02
Total Sundown Lofts HOA Expense	6,414.71	125.78	22,753.15	62.42
Monthly Software Fee	4.20	0.08	29.40	0.08
Property Management				
Management Fee	550.00	10.78	3,850.00	10.56
Total Property Management	550.00	10.78	3,850.00	10.56
Total Operating Expense	6,968.91	136.65	26,632.55	73.06
NOI - Net Operating Income	-1,868.91	-36.65	9,819.70	26.94
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	0.40	0.00
Total Other Income	0.00	0.00	0.40	0.00
Net Other Income	0.00	0.00	0.40	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	5,100.00	100.00	36,452.65	100.00
Total Expense	6,968.91	136.65	26,632.55	73.06
Net Income	<u>-1,868.91</u>	<u>-36.65</u>	<u>9,820.10</u>	<u>26.94</u>