Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	37,809.62
Savings/Reserve Account	100.49
Total Cash	**37,910.11**
TOTAL ASSETS	**37,910.11**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,721.46
Total Liabilities	**3,721.46**
Capital	
Calculated Retained Earnings	11,689.01
Calculated Prior Years Retained Earnings	22,499.64
Total Capital	**34,188.65**
TOTAL LIABILITIES & CAPITAL	**37,910.11**

Income Statement

Welch Randall LLC

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

As of: Jun 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	4,695.00	70.13	25,205.00	80.39
HOA Reinvestment Fee / Transfer Fee	2,000.00	29.87	6,000.00	19.14
Interest Income	0.00	0.00	47.25	0.15
Late Fee	0.00	0.00	100.00	0.32
Total Operating Income	**6,695.00**	**100.00**	**31,352.25**	**100.00**
Expense				
Sundown Lofts HOA Expense				
SDL- Fire & Security	0.00	0.00	324.00	1.03
SDL- Insurance	1,308.49	19.54	2,495.58	7.96
SDL- Internet	0.00	0.00	2,834.80	9.04
SDL- Office Expense	0.00	0.00	469.00	1.50
SDL- Gas	0.00	0.00	3,048.04	9.72
SDL-Electricity	651.33	9.73	6,367.02	20.31
SDL- Common Area Cleaning	0.00	0.00	800.00	2.55
Total Sundown Lofts HOA Expense	**1,959.82**	**29.27**	**16,338.44**	**52.11**
Monthly Software Fee	4.20	0.06	25.20	0.08
Property Management				
Management Fee	550.00	8.22	3,300.00	10.53
Total Property Management	**550.00**	**8.22**	**3,300.00**	**10.53**
Total Operating Expense	**2,514.02**	**37.55**	**19,663.64**	**62.72**
NOI - Net Operating Income	**4,180.98**	**62.45**	**11,688.61**	**37.28**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.40	0.00
Total Other Income	**0.06**	**0.00**	**0.40**	**0.00**
Net Other Income	**0.06**	**0.00**	**0.40**	**0.00**
Total Income	6,695.06	100.00	31,352.65	100.00
Total Expense	2,514.02	37.55	19,663.64	62.72

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,181.04	62.45	11,689.01	37.28