

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,528.64
Savings/Reserve Account	100.43
Total Cash	33,629.07
TOTAL ASSETS	33,629.07
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,621.46
Total Liabilities	3,621.46
Capital	
Calculated Retained Earnings	7,507.97
Calculated Prior Years Retained Earnings	22,499.64
Total Capital	30,007.61
TOTAL LIABILITIES & CAPITAL	33,629.07

Income Statement

Welch Randall LLC

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

As of: May 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	4,578.54	100.00	20,510.00	83.18
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,000.00	16.22
Interest Income	0.00	0.00	47.25	0.19
Late Fee	0.00	0.00	100.00	0.41
Total Operating Income	4,578.54	100.00	24,657.25	100.00
Expense				
Sundown Lofts HOA Expense				
SDL- Fire & Security	0.00	0.00	324.00	1.31
SDL- Insurance	-5,187.36	-113.30	1,187.09	4.81
SDL- Internet	1,677.40	36.64	2,834.80	11.50
SDL- Office Expense	90.00	1.97	469.00	1.90
SDL- Gas	1,534.44	33.51	3,048.04	12.36
SDL-Electricity	787.02	17.19	5,715.69	23.18
SDL- Common Area Cleaning	500.00	10.92	800.00	3.24
Total Sundown Lofts HOA Expense	-598.50	-13.07	14,378.62	58.31
Monthly Software Fee	4.20	0.09	21.00	0.09
Property Management				
Management Fee	550.00	12.01	2,750.00	11.15
Total Property Management	550.00	12.01	2,750.00	11.15
Total Operating Expense	-44.30	-0.97	17,149.62	69.55
NOI - Net Operating Income	4,622.84	100.97	7,507.63	30.45
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.34	0.00
Total Other Income	0.06	0.00	0.34	0.00
Net Other Income	0.06	0.00	0.34	0.00
Total Income	4,578.60	100.00	24,657.59	100.00
Total Expense	-44.30	-0.97	17,149.62	69.55

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,622.90	100.97	7,507.97	30.45