

Balance Sheet

Properties: Donner Towers Condominium HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	67,923.39
Savings/Reserve Account	418,067.81
Donner Towers Savings #2	1,804.62
Total Cash	487,795.82
TOTAL ASSETS	487,795.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,551.76
Total Liabilities	16,551.76
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	-27,528.70
Total Capital	471,244.06
TOTAL LIABILITIES & CAPITAL	487,795.82

Income Statement

Welch Randall

Properties: Donner Towers Condominium HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Sep 2025

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	32,321.00	100.00	276,634.37	100.01
Interest Income	0.00	0.00	56.38	0.02
Late Fee	0.00	0.00	22.46	0.01
Donner Towers HOA Income				
DTC- Construction Deposit /Moving Fee	0.00	0.00	-100.00	-0.04
Total Donner Towers HOA Income	0.00	0.00	-100.00	-0.04
Total Operating Income	32,321.00	100.00	276,613.21	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	2,819.61	8.72	11,678.01	4.22
DTC- Common Cleaning	1,155.00	3.57	7,032.84	2.54
DTC- Elevator Maintenance	0.00	0.00	31,063.49	11.23
DTC- Common Electricity	995.07	3.08	7,601.10	2.75
DTC- Natural Gas (Pool)	7,120.24	22.03	18,088.51	6.54
DTC- Internet	102.00	0.32	12,621.45	4.56
DTC- Elevator Phone	338.48	1.05	2,455.95	0.89
DTC- Insurance	0.00	0.00	55,993.19	20.24
DTC- Legal Fees	0.00	0.00	3,252.00	1.18
DTC- Carpets/Floors	0.00	0.00	5,380.93	1.95
DTC- Copies & Mailings	10.00	0.03	112.50	0.04
DTC- Fire/Security/ Alarm	96.58	0.30	866.32	0.31
DTC- Maintenance & Repairs	1,775.00	5.49	175,384.32	63.40
DTC- Maintenance Supplies	0.00	0.00	202.33	0.07
DTC- Payroll	2,287.00	7.08	16,773.00	6.06
DTC- Pool	0.00	0.00	1,030.00	0.37
DTC- Snow Removal	371.00	1.15	3,948.14	1.43
DTC- Taxes & Licenses	0.00	0.00	10.00	0.00
DTC- Garbage	636.34	1.97	6,271.22	2.27
DTC- Yardcare	2,275.00	7.04	5,000.00	1.81

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Donner Towers HOA Expense	19,981.32	61.82	364,765.30	131.87
Property Management				
Management Fee	825.00	2.55	7,425.00	2.68
Total Property Management	825.00	2.55	7,425.00	2.68
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	87.50	0.03
Total HOA Special Project/Admin Expense	0.00	0.00	87.50	0.03
Start Up Fee Expense	0.00	0.00	675.00	0.24
Total Operating Expense	20,806.32	64.37	372,952.80	134.83
NOI - Net Operating Income	11,514.68	35.63	-96,339.59	-34.83
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	61,646.00	22.29
Interest on Bank Accounts	964.17	2.98	7,164.89	2.59
Total Other Income	964.17	2.98	68,810.89	24.88
Net Other Income	964.17	2.98	68,810.89	24.88
Total Income	33,285.17	102.98	345,424.10	124.88
Total Expense	20,806.32	64.37	372,952.80	134.83
Net Income	12,478.85	38.61	-27,528.70	-9.95