

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	63,504.60
Savings/Reserve Account	397,358.26
Donner Towers Savings #2	1,400.00
Total Cash	462,262.86
TOTAL ASSETS	462,262.86
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	19,198.76
Total Liabilities	19,198.76
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	-55,708.66
Total Capital	443,064.10
TOTAL LIABILITIES & CAPITAL	462,262.86

Income Statement

Welch Randall

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

As of: Jul 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	29,570.00	100.00	212,720.37	100.70
Interest Income	0.00	0.00	7.68	0.00
Late Fee	0.00	0.00	22.46	0.01
Donner Towers HOA Income				
DTC- Construction Deposit	0.00	0.00	-1,500.00	-0.71
Total Donner Towers HOA Income	0.00	0.00	-1,500.00	-0.71
Total Operating Income	29,570.00	100.00	211,250.51	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	1,322.42	4.47	7,422.95	3.51
DTC- Common Cleaning	2,782.50	9.41	5,877.84	2.78
DTC- Elevator Maintenance	17,602.47	59.53	30,449.20	14.41
DTC- Common Electricity	875.04	2.96	5,605.96	2.65
DTC- Natural Gas (Pool)	397.07	1.34	841.72	0.40
DTC- Internet	2,616.67	8.85	11,160.12	5.28
DTC- Elevator Phone	467.16	1.58	1,739.32	0.82
DTC- Insurance	-955.00	-3.23	55,993.19	26.51
DTC- Legal Fees	0.00	0.00	3,252.00	1.54
DTC- Carpets/Floors	0.00	0.00	5,380.93	2.55
DTC- Copies & Mailings	0.00	0.00	102.50	0.05
DTC- Fire/Security/ Alarm	0.00	0.00	673.16	0.32
DTC- Maintenance & Repairs	1,315.83	4.45	172,936.42	81.86
DTC- Maintenance Supplies	0.00	0.00	202.33	0.10
DTC- Payroll	0.00	0.00	12,434.00	5.89
DTC- Pool	0.00	0.00	1,030.00	0.49
DTC- Snow Removal	0.00	0.00	3,206.14	1.52
DTC- Taxes & Licenses	0.00	0.00	10.00	0.00
DTC- Garbage	627.41	2.12	4,999.61	2.37
DTC- Yardcare	625.00	2.11	2,225.00	1.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Donner Towers HOA Expense	27,676.57	93.60	325,542.39	154.10
Property Management				
Management Fee	825.00	2.79	5,775.00	2.73
Total Property Management	825.00	2.79	5,775.00	2.73
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	87.50	0.04
Total HOA Special Project/Admin Expense	0.00	0.00	87.50	0.04
Start Up Fee Expense	0.00	0.00	675.00	0.32
Total Operating Expense	28,501.57	96.39	332,079.89	157.20
NOI - Net Operating Income	1,068.43	3.61	-120,829.38	-57.20
Other Income & Expense				
Other Income				
Special Assessment	936.00	3.17	59,972.00	28.39
Interest on Bank Accounts	986.88	3.34	5,148.72	2.44
Total Other Income	1,922.88	6.50	65,120.72	30.83
Net Other Income	1,922.88	6.50	65,120.72	30.83
Total Income	31,492.88	106.50	276,371.23	130.83
Total Expense	28,501.57	96.39	332,079.89	157.20
Net Income	2,991.31	10.12	-55,708.66	-26.37