

## Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 86,181.67         |
| Savings/Reserve Account                  | 490,157.29        |
| Donner Towers Savings #2                 | 28,243.61         |
| <b>Total Cash</b>                        | <b>604,582.57</b> |
| <b>TOTAL ASSETS</b>                      | <b>604,582.57</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 16,641.26         |
| <b>Total Liabilities</b>                 | <b>16,641.26</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 498,772.76        |
| Calculated Retained Earnings             | 70,815.20         |
| Calculated Prior Years Retained Earnings | 18,353.35         |
| <b>Total Capital</b>                     | <b>587,941.31</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>604,582.57</b> |

## Income Statement

Welch Randall

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

As of: Apr 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 |
|----------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                  |                     |                   |                        |
| <b>Income</b>                          |                  |                     |                   |                        |
| Association Dues                       | 32,947.00        | 100.00              | 124,551.72        | 99.60                  |
| <b>Donner Towers HOA Income</b>        |                  |                     |                   |                        |
| DTC- Construction Deposit /Moving Fee  | 0.00             | 0.00                | 500.00            | 0.40                   |
| <b>Total Donner Towers HOA Income</b>  | <b>0.00</b>      | <b>0.00</b>         | <b>500.00</b>     | <b>0.40</b>            |
| <b>Total Operating Income</b>          | <b>32,947.00</b> | <b>100.00</b>       | <b>125,051.72</b> | <b>100.00</b>          |
| <b>Expense</b>                         |                  |                     |                   |                        |
| <b>Donner Towers HOA Expense</b>       |                  |                     |                   |                        |
| DTC- Water, Sewer, Storm & Sewer       | 856.31           | 2.60                | 3,890.22          | 3.11                   |
| DTC- Common Cleaning                   | 768.00           | 2.33                | 3,072.00          | 2.46                   |
| DTC- Elevator Maintenance              | 1,428.96         | 4.34                | 8,007.60          | 6.40                   |
| DTC- Common Electricity                | 792.76           | 2.41                | 3,790.59          | 3.03                   |
| DTC- Natural Gas (Pool)                | 7.54             | 0.02                | 31.07             | 0.02                   |
| DTC- Internet                          | 1,285.73         | 3.90                | 5,279.60          | 4.22                   |
| DTC- Elevator Phone                    | 457.59           | 1.39                | 985.95            | 0.79                   |
| DTC- Insurance                         | 1,026.00         | 3.11                | 1,026.00          | 0.82                   |
| DTC- Legal Fees                        | 788.00           | 2.39                | 1,345.50          | 1.08                   |
| DTC- Carpets/Floors                    | 0.00             | 0.00                | 0.00              | 0.00                   |
| DTC- Fire/Security/ Alarm              | 96.58            | 0.29                | 2,853.63          | 2.28                   |
| DTC- Maintenance & Repairs             | 2,893.35         | 8.78                | 9,384.01          | 7.50                   |
| DTC- Maintenance Supplies              | 115.96           | 0.35                | 115.96            | 0.09                   |
| DTC- Payroll                           | 1,415.00         | 4.29                | 7,460.00          | 5.97                   |
| DTC- Pool                              | 0.00             | 0.00                | 1,030.00          | 0.82                   |
| DTC- Snow Removal                      | 0.00             | 0.00                | 945.00            | 0.76                   |
| DTC- Taxes & Licenses                  | 0.00             | 0.00                | 2,821.00          | 2.26                   |
| DTC- Garbage                           | 662.77           | 2.01                | 2,530.36          | 2.02                   |
| <b>Total Donner Towers HOA Expense</b> | <b>12,594.55</b> | <b>38.23</b>        | <b>54,568.49</b>  | <b>43.64</b>           |
| <b>Property Management</b>             |                  |                     |                   |                        |
| Management Fee                         | 866.25           | 2.63                | 3,382.50          | 2.70                   |
| <b>Total Property</b>                  | <b>866.25</b>    | <b>2.63</b>         | <b>3,382.50</b>   | <b>2.70</b>            |

## Income Statement

| Account Name                          | Selected Month              | % of Selected Month     | Year to Month End           | % of Year to Month End  |
|---------------------------------------|-----------------------------|-------------------------|-----------------------------|-------------------------|
| <b>Management</b>                     |                             |                         |                             |                         |
| Start Up Fee Expense                  | 0.00                        | 0.00                    | 0.00                        | 0.00                    |
| <b>Total Operating Expense</b>        | <u>13,460.80</u>            | <u>40.86</u>            | <u>57,950.99</u>            | <u>46.34</u>            |
| <br><b>NOI - Net Operating Income</b> | <br>19,486.20               | <br>59.14               | <br>67,100.73               | <br>53.66               |
| <br><b>Other Income &amp; Expense</b> |                             |                         |                             |                         |
| <b>Other Income</b>                   |                             |                         |                             |                         |
| Special Assessment                    | 0.00                        | 0.00                    | 0.00                        | 0.00                    |
| Interest on Bank Accounts             | 949.61                      | 2.88                    | 3,714.47                    | 2.97                    |
| <b>Total Other Income</b>             | <u>949.61</u>               | <u>2.88</u>             | <u>3,714.47</u>             | <u>2.97</u>             |
| <br><b>Net Other Income</b>           | <br><u>949.61</u>           | <br><u>2.88</u>         | <br><u>3,714.47</u>         | <br><u>2.97</u>         |
| <br><b>Total Income</b>               | <br>33,896.61               | <br>102.88              | <br>128,766.19              | <br>102.97              |
| <b>Total Expense</b>                  | 13,460.80                   | 40.86                   | 57,950.99                   | 46.34                   |
| <br><b>Net Income</b>                 | <br><u><u>20,435.81</u></u> | <br><u><u>62.03</u></u> | <br><u><u>70,815.20</u></u> | <br><u><u>56.63</u></u> |