

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,966.08
Savings/Reserve Account	531,565.82
Donner Towers Savings #2	29,115.87
Total Cash	564,647.77
TOTAL ASSETS	564,647.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,704.26
Total Liabilities	14,704.26
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	32,817.40
Calculated Prior Years Retained Earnings	18,353.35
Total Capital	549,943.51
TOTAL LIABILITIES & CAPITAL	564,647.77

Income Statement

Welch Randall LLC

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

As of: Aug 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	30,900.00	100.00	248,151.72	99.80
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Donner Towers HOA Income				
DTC- Construction Deposit /Moving Fee	0.00	0.00	500.00	0.20
Total Donner Towers HOA Income	0.00	0.00	500.00	0.20
Total Operating Income	30,900.00	100.00	248,651.72	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	2,447.92	7.92	9,862.96	3.97
DTC- Common Cleaning	0.00	0.00	6,176.00	2.48
DTC- Elevator Maintenance	10,171.68	32.92	48,473.08	19.49
DTC- Common Electricity	850.50	2.75	6,612.72	2.66
DTC- Natural Gas (Pool)	0.00	0.00	921.80	0.37
DTC- Internet	1,319.50	4.27	9,238.10	3.72
DTC- Elevator Phone	0.00	0.00	1,798.99	0.72
DTC- Insurance	0.00	0.00	59,044.63	23.75
DTC- Legal Fees	0.00	0.00	3,485.50	1.40
DTC- Carpets/Floors	0.00	0.00	0.00	0.00
DTC- Copies & Mailings	0.00	0.00	171.50	0.07
DTC- Fire/Security/ Alarm	4,411.58	14.28	12,296.41	4.95
DTC- Maintenance & Repairs	7,652.00	24.76	25,784.01	10.37
DTC- Maintenance Supplies	0.00	0.00	115.96	0.05
DTC- Payroll	1,495.00	4.84	14,725.00	5.92
DTC- Pool	138.67	0.45	6,493.37	2.61
DTC- Snow Removal	0.00	0.00	1,120.00	0.45
DTC- Taxes & Licenses	0.00	0.00	2,821.00	1.13
DTC- Garbage	671.71	2.17	5,270.05	2.12
DTC- Yardcare	500.00	1.62	2,375.00	0.96

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Donner Towers HOA Expense	29,658.56	95.98	216,786.08	87.18
Property Management				
Management Fee	866.25	2.80	6,847.50	2.75
Total Property Management	866.25	2.80	6,847.50	2.75
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	0.00	0.00
Total HOA Special Project/Admin Expense	0.00	0.00	0.00	0.00
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	30,524.81	98.79	223,633.58	89.94
NOI - Net Operating Income	375.19	1.21	25,018.14	10.06
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	993.47	3.22	7,799.26	3.14
Total Other Income	993.47	3.22	7,799.26	3.14
Net Other Income	993.47	3.22	7,799.26	3.14
Total Income	31,893.47	103.22	256,450.98	103.14
Total Expense	30,524.81	98.79	223,633.58	89.94
Net Income	1,368.66	4.43	32,817.40	13.20