

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,762.39
Savings/Reserve Account	521,240.59
Donner Towers Savings #2	28,898.63
Total Cash	565,901.61
TOTAL ASSETS	565,901.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,326.76
Total Liabilities	17,326.76
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	31,448.74
Calculated Prior Years Retained Earnings	18,353.35
Total Capital	548,574.85
TOTAL LIABILITIES & CAPITAL	565,901.61

Income Statement

Welch Randall LLC

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

As of: Jul 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	217,251.72	99.77
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	0.23
Total Donner Towers HOA Income	0.00	0.00	500.00	0.23
Total Operating Income	30,900.00	100.00	217,751.72	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	1,727.89	5.59	7,415.04	3.41
DTC- Common Cleaning	1,536.00	4.97	6,176.00	2.84
DTC- Elevator Maintenance	11,576.22	37.46	38,301.40	17.59
DTC- Common Electricity	743.70	2.41	5,762.22	2.65
DTC- Natural Gas (Pool)	780.82	2.53	921.80	0.42
DTC- Internet	1,319.50	4.27	7,918.60	3.64
DTC- Elevator Phone	457.86	1.48	1,798.99	0.83
DTC- Insurance	-1,026.00	-3.32	59,044.63	27.12
DTC- Legal Fees	2,000.00	6.47	3,485.50	1.60
DTC- Carpets/Floors	0.00	0.00	0.00	0.00
DTC- Copies & Mailings	0.00	0.00	171.50	0.08
DTC- Fire/Security/ Alarm	3,925.21	12.70	7,884.83	3.62
DTC- Maintenance & Repairs	2,493.00	8.07	18,132.01	8.33
DTC- Maintenance Supplies	0.00	0.00	115.96	0.05
DTC- Payroll	1,565.00	5.06	13,230.00	6.08
DTC- Pool	2,187.14	7.08	6,354.70	2.92
DTC- Snow Removal	0.00	0.00	1,120.00	0.51
DTC- Taxes & Licenses	0.00	0.00	2,821.00	1.30
DTC- Garbage	682.78	2.21	4,598.34	2.11
DTC- Yardcare	625.00	2.02	1,875.00	0.86

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Donner Towers HOA Expense	30,594.12	99.01	187,127.52	85.94
Property Management				
Management Fee	866.25	2.80	5,981.25	2.75
Total Property Management	866.25	2.80	5,981.25	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	31,460.37	101.81	193,108.77	88.68
NOI - Net Operating Income	-560.37	-1.81	24,642.95	11.32
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1,107.15	3.58	6,805.79	3.13
Total Other Income	1,107.15	3.58	6,805.79	3.13
Net Other Income	1,107.15	3.58	6,805.79	3.13
Total Income	32,007.15	103.58	224,557.51	103.13
Total Expense	31,460.37	101.81	193,108.77	88.68
Net Income	546.78	1.77	31,448.74	14.44