

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	24,027.26
Savings/Reserve Account	510,803.90
Donner Towers Savings #2	28,679.17
Total Cash	563,510.33
TOTAL ASSETS	563,510.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,482.26
Total Liabilities	15,482.26
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	30,901.96
Calculated Prior Years Retained Earnings	18,353.35
Total Capital	548,028.07
TOTAL LIABILITIES & CAPITAL	563,510.33

Income Statement

Welch Randall LLC

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

As of: Jun 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	186,351.72	99.73
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	0.27
Total Donner Towers HOA Income	0.00	0.00	500.00	0.27
Total Operating Income	30,900.00	100.00	186,851.72	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	905.97	2.93	5,687.15	3.04
DTC- Common Cleaning	1,568.00	5.07	4,640.00	2.48
DTC- Elevator Maintenance	10,864.50	35.16	26,725.18	14.30
DTC- Common Electricity	613.11	1.98	5,018.52	2.69
DTC- Natural Gas (Pool)	102.37	0.33	140.98	0.08
DTC- Internet	1,319.50	4.27	6,599.10	3.53
DTC- Elevator Phone	177.59	0.57	1,341.13	0.72
DTC- Insurance	40,728.63	131.81	60,070.63	32.15
DTC- Legal Fees	140.00	0.45	1,485.50	0.80
DTC- Carpets/Floors	0.00	0.00	0.00	0.00
DTC- Copies & Mailings	0.00	0.00	171.50	0.09
DTC- Fire/Security/ Alarm	568.33	1.84	3,959.62	2.12
DTC- Maintenance & Repairs	5,314.00	17.20	15,639.01	8.37
DTC- Maintenance Supplies	0.00	0.00	115.96	0.06
DTC- Payroll	1,355.00	4.39	11,665.00	6.24
DTC- Pool	3,137.56	10.15	4,167.56	2.23
DTC- Snow Removal	0.00	0.00	1,120.00	0.60
DTC- Taxes & Licenses	0.00	0.00	2,821.00	1.51
DTC- Garbage	695.28	2.25	3,915.56	2.10
DTC- Yardcare	500.00	1.62	1,250.00	0.67

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Donner Towers HOA Expense	67,989.84	220.03	156,533.40	83.77
Property Management				
Management Fee	866.25	2.80	5,115.00	2.74
Total Property Management	866.25	2.80	5,115.00	2.74
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	68,856.09	222.84	161,648.40	86.51
NOI - Net Operating Income	-37,956.09	-122.84	25,203.32	13.49
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	985.45	3.19	5,698.64	3.05
Total Other Income	985.45	3.19	5,698.64	3.05
Net Other Income	985.45	3.19	5,698.64	3.05
Total Income	31,885.45	103.19	192,550.36	103.05
Total Expense	68,856.09	222.84	161,648.40	86.51
Net Income	-36,970.64	-119.65	30,901.96	16.54