

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	70,978.85
Savings/Reserve Account	500,487.00
Donner Towers Savings #2	28,461.62
Total Cash	599,927.47
TOTAL ASSETS	599,927.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,928.76
Total Liabilities	14,928.76
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	67,872.60
Calculated Prior Years Retained Earnings	18,353.35
Total Capital	584,998.71
TOTAL LIABILITIES & CAPITAL	599,927.47

Income Statement

Welch Randall LLC

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

As of: May 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	155,451.72	99.68
Interest Income	0.00	0.00	0.00	0.00
Donner Towers HOA Income				
DTC- Construction Deposit /Moving Fee	0.00	0.00	500.00	0.32
Total Donner Towers HOA Income	0.00	0.00	500.00	0.32
Total Operating Income	30,900.00	100.00	155,951.72	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	890.96	2.88	4,781.18	3.07
DTC- Common Cleaning	0.00	0.00	3,072.00	1.97
DTC- Elevator Maintenance	7,853.08	25.41	15,860.68	10.17
DTC- Common Electricity	614.82	1.99	4,405.41	2.82
DTC- Natural Gas (Pool)	7.54	0.02	38.61	0.02
DTC- Internet	0.00	0.00	5,279.60	3.39
DTC- Elevator Phone	177.59	0.57	1,163.54	0.75
DTC- Insurance	18,316.00	59.28	19,342.00	12.40
DTC- Legal Fees	0.00	0.00	1,345.50	0.86
DTC- Carpets/Floors	0.00	0.00	0.00	0.00
DTC- Copies & Mailings	171.50	0.56	171.50	0.11
DTC- Fire/Security/ Alarm	537.66	1.74	3,391.29	2.17
DTC- Maintenance & Repairs	941.00	3.05	10,325.01	6.62
DTC- Maintenance Supplies	0.00	0.00	115.96	0.07
DTC- Payroll	2,850.00	9.22	10,310.00	6.61
DTC- Pool	0.00	0.00	1,030.00	0.66
DTC- Snow Removal	175.00	0.57	1,120.00	0.72
DTC- Taxes & Licenses	0.00	0.00	2,821.00	1.81
DTC- Garbage	689.92	2.23	3,220.28	2.06
DTC- Yardcare	750.00	2.43	750.00	0.48
Total Donner Towers	33,975.07	109.95	88,543.56	56.78

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
HOA Expense				
Property Management				
Management Fee	866.25	2.80	4,248.75	2.72
Total Property Management	<u>866.25</u>	<u>2.80</u>	<u>4,248.75</u>	<u>2.72</u>
HOA Special Project/ Admin Expense				
PM Project Management	0.00	0.00	0.00	0.00
Total HOA Special Project/Admin Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	<u>34,841.32</u>	<u>112.76</u>	<u>92,792.31</u>	<u>59.50</u>
NOI - Net Operating Income	<u>-3,941.32</u>	<u>-12.76</u>	<u>63,159.41</u>	<u>40.50</u>
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	998.72	3.23	4,713.19	3.02
Total Other Income	<u>998.72</u>	<u>3.23</u>	<u>4,713.19</u>	<u>3.02</u>
Net Other Income	<u>998.72</u>	<u>3.23</u>	<u>4,713.19</u>	<u>3.02</u>
Total Income	31,898.72	103.23	160,664.91	103.02
Total Expense	34,841.32	112.76	92,792.31	59.50
Net Income	<u><u>-2,942.60</u></u>	<u><u>-9.52</u></u>	<u><u>67,872.60</u></u>	<u><u>43.52</u></u>