Balance Sheet

Properties: Donner Towers Condominium HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 04/30/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	128,266.46
Savings/Reserve Account	329,149.25
Total Cash	**457,415.71**
TOTAL ASSETS	**457,415.71**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,657.26
Total Liabilities	**15,657.26**
Capital	
Retained Earnings	498,772.76
Calculated Retained Earnings	-57,014.31
Total Capital	**441,758.45**
TOTAL LIABILITIES & CAPITAL	**457,415.71**

Income Statement

Welch Randall

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

As of: Apr 2025

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	28,225.00	105.61	119,891.37	101.27
Donner Towers HOA Income				
DTC- Construction Deposit	-1,500.00	-5.61	-1,500.00	-1.27
Total Donner Towers HOA Income	**-1,500.00**	**-5.61**	**-1,500.00**	**-1.27**
Total Operating Income	**26,725.00**	**100.00**	**118,391.37**	**100.00**
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	1,983.16	7.42	5,089.75	4.30
DTC- Common Cleaning	0.00	0.00	3,095.34	2.61
DTC- Elevator Maintenance	4,425.00	16.56	10,980.39	9.27
DTC- Common Electricity	1,484.47	5.55	4,165.42	3.52
DTC- Natural Gas (Pool)	0.00	0.00	39.51	0.03
DTC- Internet	1,358.90	5.08	7,082.55	5.98
DTC- Elevator Phone	711.23	2.66	1,272.16	1.07
DTC- Insurance	985.00	3.69	985.00	0.83
DTC- Legal Fees	0.00	0.00	2,884.00	2.44
DTC- Carpets/Floors	0.00	0.00	5,380.93	4.55
DTC- Fire/Security/ Alarm	0.00	0.00	673.16	0.57
DTC- Maintenance & Repairs	7,705.00	28.83	179,325.59	151.47
DTC- Pool	0.00	0.00	1,030.00	0.87
DTC- Snow Removal	0.00	0.00	2,331.14	1.97
DTC- Taxes & Licenses	0.00	0.00	10.00	0.01
DTC- Garbage	624.91	2.34	3,120.96	2.64
Total Donner Towers HOA Expense	**19,277.67**	**72.13**	**227,465.90**	**192.13**
Property Management				
Management Fee	825.00	3.09	3,300.00	2.79
Total Property Management	**825.00**	**3.09**	**3,300.00**	**2.79**
Start Up Fee Expense	0.00	0.00	675.00	0.57
Total Operating	**20,102.67**	**75.22**	**231,440.90**	**195.49**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	6,622.33	24.78	-113,049.53	-95.49
Other Income & Expense				
Other Income				
Special Assessment	5,222.24	19.54	53,652.51	45.32
Interest on Bank Accounts	1,058.23	3.96	2,382.71	2.01
Total Other Income	6,280.47	23.50	56,035.22	47.33
Net Other Income	6,280.47	23.50	56,035.22	47.33
Total Income	33,005.47	123.50	174,426.59	147.33
Total Expense	20,102.67	75.22	231,440.90	195.49
Net Income	12,902.80	48.28	-57,014.31	-48.16