

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	87,278.18
Savings/Reserve Account	327,308.86
Total Cash	414,587.04
TOTAL ASSETS	414,587.04
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	21,013.54
Total Liabilities	21,013.54
Capital	
Retained Earnings	495,075.70
Calculated Retained Earnings	-101,502.20
Total Capital	393,573.50
TOTAL LIABILITIES & CAPITAL	414,587.04

Income Statement

Welch Randall

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

As of: Feb 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	58,621.09	100.00	57,564.09	100.00
Total Operating Income	58,621.09	100.00	57,564.09	100.00
Expense				
Donner Towers HOA Expense				
DTC- Water, Sewer, Storm & Sewer	3,106.59	5.30	3,106.59	5.40
DTC- Common Cleaning	3,095.34	5.28	3,095.34	5.38
DTC- Elevator Maintenance	5,893.38	10.05	5,893.38	10.24
DTC- Common Electricity	1,674.70	2.86	1,674.70	2.91
DTC- Natural Gas (Pool)	39.51	0.07	39.51	0.07
DTC- Internet	3,075.12	5.25	3,075.12	5.34
DTC- Elevator Phone	443.93	0.76	443.93	0.77
DTC- Legal Fees	1,844.00	3.15	1,844.00	3.20
DTC- Carpets/Floors	5,380.93	9.18	5,380.93	9.35
DTC- Fire/Security/Alarm	576.58	0.98	576.58	1.00
DTC- Maintenance & Repairs	171,620.59	292.76	171,620.59	298.14
DTC- Snow Removal	1,421.00	2.42	1,421.00	2.47
DTC- Taxes & Licenses	10.00	0.02	10.00	0.02
DTC- Garbage	1,869.71	3.19	1,869.71	3.25
Total Donner Towers HOA Expense	200,051.38	341.26	200,051.38	347.53
Property Management				
Management Fee	1,650.00	2.81	1,650.00	2.87
Total Property Management	1,650.00	2.81	1,650.00	2.87
Start Up Fee Expense	675.00	1.15	675.00	1.17
Total Operating Expense	202,376.38	345.23	202,376.38	351.57
NOI - Net Operating Income	-143,755.29	-245.23	-144,812.29	-251.57
Other Income & Expense				
Other Income				
Special Assessment	41,710.77	71.15	42,767.77	74.30

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	542.32	0.93	542.32	0.94
Total Other Income	42,253.09	72.08	43,310.09	75.24
Net Other Income	42,253.09	72.08	43,310.09	75.24
Total Income	100,874.18	172.08	100,874.18	175.24
Total Expense	202,376.38	345.23	202,376.38	351.57
Net Income	-101,502.20	-173.15	-101,502.20	-176.33