Balance Sheet

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	50,385.44
Donner Crest Reserve Account	130,587.98
Total Cash	**180,973.42**
TOTAL ASSETS	**180,973.42**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,097.71
Total Liabilities	**1,097.71**
Capital	
Retained Earnings	151,871.03
Calculated Retained Earnings	28,268.76
Calculated Prior Years Retained Earnings	-264.08
Total Capital	**179,875.71**
TOTAL LIABILITIES & CAPITAL	**180,973.42**

Income Statement

Welch Randall

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: Apr 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				
Donner Crest HOA Income				
DCC- Remodeling Deposit	5,000.00	14.12	6,000.00	5.59
Total Donner Crest HOA Income	**5,000.00**	**14.12**	**6,000.00**	**5.59**
HOA - Special Assessment	0.00	0.00	409.86	0.38
Association Dues	30,405.00	85.88	100,788.57	93.87
Interest Income	0.00	0.00	140.14	0.13
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	0.00	0.00	10.00	0.01
Total Operating Income	**35,405.00**	**100.00**	**107,368.57**	**100.00**
Expense				
Donner Crest HOA Expense				
DCC- Reserve Projects	0.00	0.00	0.00	0.00
DCC- Office Expense	0.00	0.00	38.75	0.04
DCC- Snow Removal	583.00	1.65	1,680.00	1.56
DCC- Water, Sewer & Storm	1,057.95	2.99	4,075.86	3.80
DCC- Security System	3,980.00	11.24	4,619.82	4.30
DCC- Pest Control	0.00	0.00	579.00	0.54
DCC- Elevator	230.72	0.65	922.88	0.86
DCC- Elevator Telephone/ Emergency Service	100.00	0.28	1,189.87	1.11
DCC- Gas	7.73	0.02	31.78	0.03
DCC- Common Cleaning	575.00	1.62	2,875.00	2.68
DCC- Garbage	665.80	1.88	2,443.46	2.28
DCC- Internet/Phone	141.16	0.40	564.64	0.53
DCC- Taxes/ Licensing	386.00	1.09	763.00	0.71
DCC- Property Maintenance	15,053.17	42.52	21,917.17	20.41
DCC- Insurance	5,718.50	16.15	93,193.08	86.80
DCC- Legal Fees	935.55	2.64	935.55	0.87
DCC- Landscaping	3,337.00	9.43	3,337.00	3.11
DCC- Electricity	323.94	0.91	1,521.97	1.42
DCC- Plumbing	43,572.52	123.07	44,666.37	41.60

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DCC- Electric Charging Station Expense	0.00	0.00	0.00	0.00
Total Donner Crest HOA Expense	**76,668.04**	**216.55**	**185,355.20**	**172.63**
Monthly Software Fee	30.00	0.08	120.00	0.11
Property Management				
Management Fee	618.83	1.75	2,427.66	2.26
Total Property Management	**618.83**	**1.75**	**2,427.66**	**2.26**
Total Operating Expense	**77,316.87**	**218.38**	**187,902.86**	**175.01**
NOI - Net Operating Income	**-41,911.87**	**-118.38**	**-80,534.29**	**-75.01**
Other Income & Expense				
Other Income				
Special Assessment	107,628.73	303.99	107,828.73	100.43
Interest on Bank Accounts	241.92	0.68	974.32	0.91
Total Other Income	**107,870.65**	**304.68**	**108,803.05**	**101.34**
Net Other Income	**107,870.65**	**304.68**	**108,803.05**	**101.34**
Total Income	143,275.65	404.68	216,171.62	201.34
Total Expense	77,316.87	218.38	187,902.86	175.01
Net Income	**65,958.78**	**186.30**	**28,268.76**	**26.33**