

Balance Sheet

Properties: Donner Place Owners Association - 910 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	17,944.60
Savings/Reserve Account	154,052.87
Donner Place - Special Assessment Acct	30,013.93
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 6 Month CD Matures 08.22.26	56,642.92
Total Cash	258,659.33
TOTAL ASSETS	258,659.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,226.10
Total Liabilities	8,226.10
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-12,146.97
Calculated Prior Years Retained Earnings	75,127.70
Total Capital	250,433.23
TOTAL LIABILITIES & CAPITAL	258,659.33

Income Statement

Welch Randall

Properties: Donner Place Owners Association - 910 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 Place Income				
DPL- Remodeling Deposit	10,000.00	29.62	10,000.00	8.92
DPL- Rent	1,767.40	5.23	7,069.60	6.31
Total Donner Place Income	11,767.40	34.85	17,069.60	15.23
Association Dues	21,995.20	65.15	87,275.96	77.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	7,670.00	6.84
Late Fee	0.00	0.00	50.00	0.04
Total Operating Income	33,762.60	100.00	112,065.56	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	5,099.33	15.10	54,463.11	48.60
DPL- Comcast/TV	1,354.34	4.01	5,553.77	4.96
DPL- Recycling	99.74	0.30	421.61	0.38
DPL- Garbage	429.62	1.27	1,640.24	1.46
DPL- Building Maintenance	3,727.50	11.04	17,777.32	15.86
DPL- Pool	0.00	0.00	1,030.00	0.92
DPL- Water, Sewer & Storm	976.18	2.89	4,450.44	3.97
DPL- Elevator Telephone	198.00	0.59	396.00	0.35
DPL- Taxes & Accounting	0.00	0.00	6,100.15	5.44
DPL- Copies & Mailings	0.00	0.00	76.93	0.07
DPL- Elevator Services	3,802.85	11.26	6,819.65	6.09
DPL-Electrical Service	1,011.88	3.00	4,406.78	3.93
DPL- Fire/Security	9,271.39	27.46	12,567.61	11.21
DPL- Snow Removal	100.00	0.30	600.00	0.54
DPL- Natural Gas Service	109.26	0.32	594.99	0.53
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	400.00	1.18	795.00	0.71
DPL- Electricity	0.00	0.00	0.00	0.00
DPL- Holiday Lights	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DPL-Cement/ Walkway Repairs	0.00	0.00	1,800.00	1.61
DPL- Professional Other	1,269.00	3.76	2,351.75	2.10
Total Donner Place HOA Expense	27,849.09	82.49	121,845.35	108.73
Property Management				
Management Fee	750.75	2.22	2,931.50	2.62
Total Property Management	750.75	2.22	2,931.50	2.62
Total Operating Expense	28,599.84	84.71	124,776.85	111.34
NOI - Net Operating Income	5,162.76	15.29	-12,711.29	-11.34
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.44	0.00	564.32	0.50
Total Other Income	1.44	0.00	564.32	0.50
Net Other Income	1.44	0.00	564.32	0.50
Total Income	33,764.04	100.00	112,629.88	100.50
Total Expense	28,599.84	84.71	124,776.85	111.34
Net Income	5,164.20	15.30	-12,146.97	-10.84