

## Balance Sheet

**Properties:** Donner Place Owners Association - 910 S Donner Way Salt Lake City, UT 84108

**As of:** 08/31/2026

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 26,834.05         |
| Savings/Reserve Account                  | 183,300.95        |
| Donner Place HOA GWCU Savings            | 5.01              |
| Donner Place HOA GWCU 6 Month CD         | 57,006.06         |
| <b>Total Cash</b>                        | <b>267,146.07</b> |
| <b>TOTAL ASSETS</b>                      | <b>267,146.07</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 9,770.40          |
| <b>Total Liabilities</b>                 | <b>9,770.40</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 187,452.50        |
| Calculated Retained Earnings             | -5,204.53         |
| Calculated Prior Years Retained Earnings | 75,127.70         |
| <b>Total Capital</b>                     | <b>257,375.67</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>267,146.07</b> |

## Income Statement

Welch Randall LLC

Properties: Donner Place Owners Association - 910 S Donner Way Salt Lake City, UT 84108

As of: Aug 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Income</b>                         |                  |                     |                   |                        |
| <b>Donner Place Income</b>            |                  |                     |                   |                        |
| DPL- Remodeling Deposit               | 0.00             | 0.00                | 10,000.00         | 4.76                   |
| DPL- Rent                             | 1,517.40         | 5.74                | 13,889.20         | 6.61                   |
| <b>Total Donner Place Income</b>      | <b>1,517.40</b>  | <b>5.74</b>         | <b>23,889.20</b>  | <b>11.36</b>           |
| Association Dues                      | 20,863.60        | 78.86               | 174,588.16        | 83.03                  |
| HOA Reinvestment Fee / Transfer Fee   | 4,075.00         | 15.40               | 11,745.00         | 5.59                   |
| Late Fee                              | 0.00             | 0.00                | 50.00             | 0.02                   |
| <b>Total Operating Income</b>         | <b>26,456.00</b> | <b>100.00</b>       | <b>210,272.36</b> | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>Donner Place HOA Expense</b>       |                  |                     |                   |                        |
| DPL- Insurance                        | 5,099.33         | 19.27               | 74,860.43         | 35.60                  |
| DPL- Comcast/TV                       | 1,388.04         | 5.25                | 9,789.29          | 4.66                   |
| DPL- Recycling                        | 98.76            | 0.37                | 825.94            | 0.39                   |
| DPL- Garbage                          | 435.42           | 1.65                | 3,416.18          | 1.62                   |
| DPL- Building Maintenance             | 3,855.00         | 14.57               | 34,953.57         | 16.62                  |
| DPL- Pool                             | 2,053.48         | 7.76                | 10,460.31         | 4.97                   |
| DPL- Water, Sewer & Storm             | 2,740.23         | 10.36               | 12,268.40         | 5.83                   |
| DPL- Elevator Telephone               | 0.00             | 0.00                | 594.00            | 0.28                   |
| DPL- Taxes & Accounting               | 0.00             | 0.00                | 6,270.65          | 2.98                   |
| DPL- Copies & Mailings                | 0.00             | 0.00                | 76.93             | 0.04                   |
| DPL- Elevator Services                | 100.00           | 0.38                | 7,370.93          | 3.51                   |
| DPL-Electrical Service                | 2,134.85         | 8.07                | 9,657.02          | 4.59                   |
| DPL- Fire/Security                    | 2,900.19         | 10.96               | 20,783.01         | 9.88                   |
| DPL- Legal Fees                       | 0.00             | 0.00                | 0.00              | 0.00                   |
| DPL- Snow Removal                     | 0.00             | 0.00                | 1,741.05          | 0.83                   |
| DPL- Natural Gas Service              | 491.54           | 1.86                | 3,344.81          | 1.59                   |
| DPL- Believe Handyman                 | 0.00             | 0.00                | 0.00              | 0.00                   |
| DPL- Yardcare & Sprinkler             | 1,048.83         | 3.96                | 4,888.83          | 2.32                   |
| DPL - Elevator                        | 0.00             | 0.00                | 422.91            | 0.20                   |

## Income Statement

| Account Name                              | Selected Month      | % of Selected Month | Year to Month End    | % of Year to Month End |
|-------------------------------------------|---------------------|---------------------|----------------------|------------------------|
| Maintenance                               |                     |                     |                      |                        |
| DPL- Electricity                          | 0.00                | 0.00                | 0.00                 | 0.00                   |
| DPL- Holiday Lights                       | 0.00                | 0.00                | 0.00                 | 0.00                   |
| DPL-Cement/<br>Walkway Repairs            | 0.00                | 0.00                | 6,400.00             | 3.04                   |
| DPL- Professional<br>Other                | 0.00                | 0.00                | 2,351.75             | 1.12                   |
| <b>Total Donner Place<br/>HOA Expense</b> | <b>22,345.67</b>    | <b>84.46</b>        | <b>210,476.01</b>    | <b>100.10</b>          |
| <b>Property Management</b>                |                     |                     |                      |                        |
| Management Fee                            | 750.75              | 2.84                | 5,934.50             | 2.82                   |
| <b>Total Property<br/>Management</b>      | <b>750.75</b>       | <b>2.84</b>         | <b>5,934.50</b>      | <b>2.82</b>            |
| <b>Total Operating<br/>Expense</b>        | <b>23,096.42</b>    | <b>87.30</b>        | <b>216,410.51</b>    | <b>102.92</b>          |
| <br><b>NOI - Net Operating<br/>Income</b> | <br><b>3,359.58</b> | <br><b>12.70</b>    | <br><b>-6,138.15</b> | <br><b>-2.92</b>       |
| <br><b>Other Income &amp; Expense</b>     |                     |                     |                      |                        |
| <b>Other Income</b>                       |                     |                     |                      |                        |
| Special Assessment                        | 0.00                | 0.00                | 0.00                 | 0.00                   |
| Interest on Bank<br>Accounts              | 1.37                | 0.01                | 933.62               | 0.44                   |
| <b>Total Other Income</b>                 | <b>1.37</b>         | <b>0.01</b>         | <b>933.62</b>        | <b>0.44</b>            |
| <br><b>Net Other Income</b>               | <br><b>1.37</b>     | <br><b>0.01</b>     | <br><b>933.62</b>    | <br><b>0.44</b>        |
| <br>Total Income                          | <br>26,457.37       | <br>100.01          | <br>211,205.98       | <br>100.44             |
| Total Expense                             | 23,096.42           | 87.30               | 216,410.51           | 102.92                 |
| <br>Net Income                            | <br><b>3,360.95</b> | <br><b>12.70</b>    | <br><b>-5,204.53</b> | <br><b>-2.48</b>       |