

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,845.77
Savings/Reserve Account	156,503.91
Donner Place - Special Assessment Acct	30,014.44
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 6 Month CD Matures 08.22.26	57,006.06
Total Cash	260,375.19
TOTAL ASSETS	260,375.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,939.37
Total Liabilities	5,939.37
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-8,144.38
Calculated Prior Years Retained Earnings	75,127.70
Total Capital	254,435.82
TOTAL LIABILITIES & CAPITAL	260,375.19

Income Statement

Welch Randall LLC

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

As of: Jun 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	0.00	0.00	10,000.00	6.25
DPL- Rent	3,534.80	13.76	10,604.40	6.63
Total Donner Place Income	3,534.80	13.76	20,604.40	12.89
Association Dues	22,160.20	86.24	131,564.36	82.28
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	7,670.00	4.80
Late Fee	0.00	0.00	50.00	0.03
Total Operating Income	25,695.00	100.00	159,888.76	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	5,099.33	19.85	64,661.77	40.44
DPL- Comcast/TV	1,388.04	5.40	7,013.21	4.39
DPL- Recycling	104.32	0.41	626.52	0.39
DPL- Garbage	450.70	1.75	2,538.16	1.59
DPL- Building Maintenance	10,763.75	41.89	28,541.07	17.85
DPL- Pool	3,520.42	13.70	4,985.08	3.12
DPL- Water, Sewer & Storm	1,066.71	4.15	6,441.35	4.03
DPL- Elevator Telephone	0.00	0.00	396.00	0.25
DPL- Taxes & Accounting	0.00	0.00	6,270.65	3.92
DPL- Copies & Mailings	0.00	0.00	76.93	0.05
DPL- Elevator Services	0.00	0.00	5,897.65	3.69
DPL-Electrical Service	996.66	3.88	6,225.60	3.89
DPL- Fire/Security	4,690.74	18.26	17,537.76	10.97
DPL- Legal Fees	0.00	0.00	0.00	0.00
DPL- Snow Removal	0.00	0.00	600.00	0.38
DPL- Natural Gas Service	967.70	3.77	2,089.29	1.31
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	660.00	2.57	1,455.00	0.91
DPL - Elevator	422.91	1.65	422.91	0.26

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/ Walkway Repairs	0.00	0.00	6,400.00	4.00
DPL- Professional Other	0.00	0.00	2,351.75	1.47
Total Donner Place HOA Expense	30,131.28	117.27	164,530.70	102.90
Property Management				
Management Fee	750.75	2.92	4,433.00	2.77
Total Property Management	750.75	2.92	4,433.00	2.77
Total Operating Expense	30,882.03	120.19	168,963.70	105.68
NOI - Net Operating Income	-5,187.03	-20.19	-9,074.94	-5.68
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	364.66	1.42	930.56	0.58
Total Other Income	364.66	1.42	930.56	0.58
Net Other Income	364.66	1.42	930.56	0.58
Total Income	26,059.66	101.42	160,819.32	100.58
Total Expense	30,882.03	120.19	168,963.70	105.68
Net Income	-4,822.37	-18.77	-8,144.38	-5.09