

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,014.38
Savings/Reserve Account	157,353.44
Donner Place - Special Assessment Acct	30,014.19
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 6 Month CD Matures 08.22.26	56,642.92
Total Cash	264,029.94
TOTAL ASSETS	264,029.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,771.75
Total Liabilities	4,771.75
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-3,322.01
Calculated Prior Years Retained Earnings	75,127.70
Total Capital	259,258.19
TOTAL LIABILITIES & CAPITAL	264,029.94

Income Statement

Welch Randall LLC

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

As of: May 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	7.45
DPL - Rent	0.00	0.00	7,069.60	5.27
Total Donner Place Income	0.00	0.00	17,069.60	12.72
Association Dues	22,128.20	100.00	109,404.16	81.53
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	7,670.00	5.72
Late Fee	0.00	0.00	50.00	0.04
Total Operating Income	22,128.20	100.00	134,193.76	100.00
Expense				
Donner Place HOA Expense				
DPL - Insurance	5,099.33	23.04	59,562.44	44.39
DPL - Comcast/TV	71.40	0.32	5,625.17	4.19
DPL - Recycling	100.59	0.45	522.20	0.39
DPL - Garbage	447.22	2.02	2,087.46	1.56
DPL - Building Maintenance	0.00	0.00	17,777.32	13.25
DPL - Pool	434.66	1.96	1,464.66	1.09
DPL - Water, Sewer & Storm	924.20	4.18	5,374.64	4.01
DPL - Elevator Telephone	0.00	0.00	396.00	0.30
DPL - Taxes & Accounting	170.50	0.77	6,270.65	4.67
DPL - Copies & Mailings	0.00	0.00	76.93	0.06
DPL - Elevator Services	-922.00	-4.17	5,897.65	4.39
DPL-Electrical Service	822.16	3.72	5,228.94	3.90
DPL - Fire/Security	279.41	1.26	12,847.02	9.57
DPL - Legal Fees	0.00	0.00	0.00	0.00
DPL - Snow Removal	0.00	0.00	600.00	0.45
DPL - Natural Gas Service	526.60	2.38	1,121.59	0.84
DPL - Believe Handyman	0.00	0.00	0.00	0.00
DPL - Yardcare & Sprinkler	0.00	0.00	795.00	0.59
DPL - Electricity	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- Holiday Lights	0.00	0.00	0.00	0.00
DPL-Cement/ Walkway Repairs	4,600.00	20.79	6,400.00	4.77
DPL- Professional Other	0.00	0.00	2,351.75	1.75
Total Donner Place HOA Expense	12,554.07	56.73	134,399.42	100.15
Property Management				
Management Fee	750.75	3.39	3,682.25	2.74
Total Property Management	750.75	3.39	3,682.25	2.74
Total Operating Expense	13,304.82	60.13	138,081.67	102.90
 NOI - Net Operating Income	 8,823.38	 39.87	 -3,887.91	 -2.90
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1.58	0.01	565.90	0.42
Total Other Income	1.58	0.01	565.90	0.42
Net Other Income	1.58	0.01	565.90	0.42
 Total Income	 22,129.78	 100.01	 134,759.66	 100.42
Total Expense	13,304.82	60.13	138,081.67	102.90
 Net Income	 8,824.96	 39.88	 -3,322.01	 -2.48