

## Balance Sheet

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

As of: 04/30/2024

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	52,660.20
Savings/Reserve Account	72,867.94
Donner Place - Special Assessment Acct	29,483.91
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 14 Month CD Matures 08.22.24	51,971.36
<b>Total Cash</b>	<b>206,988.42</b>
<b>TOTAL ASSETS</b>	<b>206,988.42</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	16,584.45
<b>Total Liabilities</b>	<b>16,584.45</b>
<b>Capital</b>	
Retained Earnings	187,452.50
Calculated Retained Earnings	6,308.12
Calculated Prior Years Retained Earnings	-3,356.65
<b>Total Capital</b>	<b>190,403.97</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>206,988.42</b>

# Income Statement

Welch Randall

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

As of: Apr 2024

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	-2,500.00	-3.24
DPL- Rent	1,565.00	7.86	6,260.00	8.11
<b>Total Donner Place Income</b>	<b>1,565.00</b>	<b>7.86</b>	<b>3,760.00</b>	<b>4.87</b>
Association Dues	18,348.00	92.14	73,392.00	95.13
Late Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>19,913.00</b>	<b>100.00</b>	<b>77,152.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Donner Place HOA Expense</b>				
DPL- Insurance	4,119.92	20.69	77,696.70	100.71
DPL- Comcast/TV	1,409.53	7.08	5,216.57	6.76
DPL- Recycling	17.00	0.09	68.09	0.09
DPL- Garbage	0.00	0.00	1,024.74	1.33
DPL- Building Maintenance	3,771.02	18.94	11,411.02	14.79
DPL- Pool	0.00	0.00	810.00	1.05
DPL- Water, Sewer & Storm	949.77	4.77	3,778.70	4.90
DPL- Elevator Telephone	192.00	0.96	192.00	0.25
DPL- Taxes & Accounting	0.00	0.00	3,284.00	4.26
DPL- Elevator Services	0.00	0.00	2,789.22	3.62
DPL-Electrical Service	716.62	3.60	3,255.07	4.22
DPL- Fire/Security	6,682.95	33.56	10,827.47	14.03
DPL- Legal Fees	0.00	0.00	496.00	0.64
DPL- Snow Removal	300.00	1.51	2,527.99	3.28
DPL- Natural Gas Service	188.62	0.95	988.84	1.28
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	614.00	3.08	954.00	1.24
<b>Total Donner Place HOA Expense</b>	<b>18,961.43</b>	<b>95.22</b>	<b>125,320.41</b>	<b>162.43</b>
<b>Property Management</b>				
Management Fee	715.00	3.59	2,860.00	3.71

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	715.00	3.59	2,860.00	3.71
Total Operating Expense	19,676.43	98.81	128,180.41	166.14
NOI - Net Operating Income	236.57	1.19	-51,028.41	-66.14
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	27,474.82	137.97	27,474.82	35.61
Special Assessment	10,290.58	51.68	29,118.27	37.74
Interest on Bank Accounts	103.48	0.52	743.44	0.96
<b>Total Other Income</b>	<b>37,868.88</b>	<b>190.17</b>	<b>57,336.53</b>	<b>74.32</b>
<b>Net Other Income</b>	<b>37,868.88</b>	<b>190.17</b>	<b>57,336.53</b>	<b>74.32</b>
Total Income	57,781.88	290.17	134,488.53	174.32
Total Expense	19,676.43	98.81	128,180.41	166.14
<b>Net Income</b>	<b>38,105.45</b>	<b>191.36</b>	<b>6,308.12</b>	<b>8.18</b>