

# Balance Sheet

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: 05/31/2024

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	70,252.98
Savings/Reserve Account	5,608.75
Donner Crest Reserve Account	96,642.20
<b>Total Cash</b>	<b>172,503.93</b>
<b>TOTAL ASSETS</b>	<b>172,503.93</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	8,275.00
<b>Total Liabilities</b>	<b>8,275.00</b>
<b>Capital</b>	
Retained Earnings	151,155.37
Calculated Retained Earnings	13,073.56
<b>Total Capital</b>	<b>164,228.93</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>172,503.93</b>

# Income Statement

Welch Randall

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: May 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>				
Association Dues	13,862.00	100.00	70,491.25	99.67
Interest Income	0.00	0.00	83.00	0.12
Late Fee	0.00	0.00	150.00	0.21
<b>Total Operating Income</b>	<b>13,862.00</b>	<b>100.00</b>	<b>70,724.25</b>	<b>100.00</b>
<b>Expense</b>				
<b>Donner Crest HOA Expense</b>				
DCC- Office Expense	-55.00	-0.40	-78.00	-0.11
DCC- Snow Removal	0.00	0.00	3,105.00	4.39
DCC- Water, Sewer & Storm	0.00	0.00	5,097.01	7.21
DCC- Security System	52.00	0.38	396.04	0.56
DCC- Pest Control	0.00	0.00	200.00	0.28
DCC- Elevator	181.28	1.31	906.40	1.28
DCC- Elevator Telephone/ Emergency Service	222.62	1.61	1,386.36	1.96
DCC- Gas	0.00	0.00	69.06	0.10
DCC- Common Cleaning	344.00	2.48	1,484.00	2.10
DCC- Garbage	364.09	2.63	1,480.09	2.09
DCC- Roofing	0.00	0.00	750.00	1.06
DCC- Cable/Internet/Phone	1,037.57	7.48	4,970.18	7.03
DCC- Taxes/Licensing	0.00	0.00	386.00	0.55
DCC- Tree Maintenance	0.00	0.00	4,500.00	6.36
DCC- Property Maintenance	31,646.98	228.30	33,146.98	46.87
DCC- Insurance	0.00	0.00	18,500.47	26.16
DCC- Legal Fees	0.00	0.00	292.00	0.41
<b>Total Donner Crest HOA Expense</b>	<b>33,793.54</b>	<b>243.79</b>	<b>76,591.59</b>	<b>108.30</b>
Monthly Software Fee	30.00	0.22	150.00	0.21
<b>Property Management</b>				
Management Fee	595.00	4.29	2,975.00	4.21
<b>Total Property Management</b>	<b>595.00</b>	<b>4.29</b>	<b>2,975.00</b>	<b>4.21</b>
Start Up Fee Expense	0.00	0.00	595.00	0.84
Bank Fees / Interest	0.00	0.00	10.00	0.01
<b>Total Operating Expense</b>	<b>34,418.54</b>	<b>248.29</b>	<b>80,321.59</b>	<b>113.57</b>
<b>NOI - Net Operating Income</b>	<b>-20,556.54</b>	<b>-148.29</b>	<b>-9,597.34</b>	<b>-13.57</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	1,509.88	2.13
Special Assessment	1,582.00	11.41	20,555.75	29.06

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	272.93	1.97	605.27	0.86
<b>Total Other Income</b>	<b>1,854.93</b>	<b>13.38</b>	<b>22,670.90</b>	<b>32.06</b>
<b>Net Other Income</b>	<b>1,854.93</b>	<b>13.38</b>	<b>22,670.90</b>	<b>32.06</b>
Total Income	15,716.93	113.38	93,395.15	132.06
Total Expense	34,418.54	248.29	80,321.59	113.57
<b>Net Income</b>	<b>-18,701.61</b>	<b>-134.91</b>	<b>13,073.56</b>	<b>18.49</b>