

## Balance Sheet

Properties: Donner Place Owners Association - 910 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	73,226.56
Savings/Reserve Account	74,818.77
Donner Place - Special Assessment Acct	29,530.43
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>229,552.13</b>
<b>TOTAL ASSETS</b>	<b>229,552.13</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	26,111.43
<b>Total Liabilities</b>	<b>26,111.43</b>
<b>Capital</b>	
Retained Earnings	187,452.50
Calculated Retained Earnings	19,344.85
Calculated Prior Years Retained Earnings	-3,356.65
<b>Total Capital</b>	<b>203,440.70</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>229,552.13</b>

# Income Statement

Welch Randall

Properties: Donner Place Owners Association - 910 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>				
<b>Donner Place Income</b>				
DPL- Remodeling Deposit	0.00	0.00	-2,500.00	-2.60
DPL- Rent	1,565.00	8.20	7,825.00	8.13
<b>Total Donner Place Income</b>	<b>1,565.00</b>	<b>8.20</b>	<b>5,325.00</b>	<b>5.53</b>
Association Dues	17,530.00	91.80	90,922.00	94.47
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>19,095.00</b>	<b>100.00</b>	<b>96,247.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Donner Place HOA Expense</b>				
DPL- Insurance	4,119.92	21.58	81,816.62	85.01
DPL- Comcast/TV	1,266.73	6.63	6,483.30	6.74
DPL- Recycling	17.00	0.09	85.09	0.09
DPL- Garbage	696.83	3.65	1,721.57	1.79
DPL- Building Maintenance	0.00	0.00	11,411.02	11.86
DPL- Pool	2,258.29	11.83	3,068.29	3.19
DPL- Water, Sewer & Storm	929.47	4.87	4,708.17	4.89
DPL- Elevator Telephone	0.00	0.00	192.00	0.20
DPL- Taxes & Accounting	10.00	0.05	3,294.00	3.42
DPL- Elevator Services	2,789.22	14.61	5,578.44	5.80
DPL-Electrical Service	1,206.39	6.32	4,461.46	4.64
DPL- Fire/Security	235.25	1.23	11,062.72	11.49
DPL- Legal Fees	1,372.00	7.19	1,868.00	1.94
DPL- Snow Removal	0.00	0.00	2,527.99	2.63
DPL- Natural Gas Service	137.33	0.72	1,126.17	1.17
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	345.00	1.81	1,299.00	1.35
<b>Total Donner Place HOA Expense</b>	<b>15,383.43</b>	<b>80.56</b>	<b>140,703.84</b>	<b>146.19</b>
<b>Property Management</b>				
Management Fee	715.00	3.74	3,575.00	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	3.74	3,575.00	3.71
Total Operating Expense	16,098.43	84.31	144,278.84	149.90
NOI - Net Operating Income	2,996.57	15.69	-48,031.84	-49.90
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	604.65	3.17	28,079.47	29.17
Special Assessment	9,272.96	48.56	38,391.23	39.89
Interest on Bank Accounts	162.55	0.85	905.99	0.94
<b>Total Other Income</b>	<b>10,040.16</b>	<b>52.58</b>	<b>67,376.69</b>	<b>70.00</b>
<b>Net Other Income</b>	<b>10,040.16</b>	<b>52.58</b>	<b>67,376.69</b>	<b>70.00</b>
Total Income	29,135.16	152.58	163,623.69	170.00
Total Expense	16,098.43	84.31	144,278.84	149.90
<b>Net Income</b>	<b>13,036.73</b>	<b>68.27</b>	<b>19,344.85</b>	<b>20.10</b>