

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	75,347.32
Savings/Reserve Account	76,672.78
Donner Place - Special Assessment Acct	29,569.97
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 14 Month CD Matures 08.22.24	52,619.31
Total Cash	234,214.39
TOTAL ASSETS	234,214.39
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	21,495.79
Total Liabilities	21,495.79
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	28,622.75
Calculated Prior Years Retained Earnings	-3,356.65
Total Capital	212,718.60
TOTAL LIABILITIES & CAPITAL	234,214.39

Income Statement

Welch Randall

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

As of: Jun 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
Operating Income & Expense				
Income				
Donner Place Income				
DPL- Remodeling Deposit	0.00	0.00	-2,500.00	-2.14
DPL- Rent	1,565.00	7.55	9,390.00	8.03
Total Donner Place Income	1,565.00	7.55	6,890.00	5.89
Association Dues	19,166.00	92.45	110,088.00	94.11
Late Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	20,731.00	100.00	116,978.00	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	4,119.92	19.87	85,936.54	73.46
DPL- Comcast/TV	1,266.73	6.11	7,750.03	6.63
DPL- Recycling	17.00	0.08	102.09	0.09
DPL- Garbage	339.55	1.64	2,061.12	1.76
DPL- Building Maintenance	4,170.06	20.12	15,581.08	13.32
DPL- Pool	7,671.46	37.00	10,739.75	9.18
DPL- Water, Sewer & Storm	1,122.78	5.42	5,830.95	4.98
DPL- Elevator Telephone	192.00	0.93	384.00	0.33
DPL- Taxes & Accounting	10.00	0.05	3,304.00	2.82
DPL- Elevator Services	0.00	0.00	5,578.44	4.77
DPL-Electrical Service	0.00	0.00	4,461.46	3.81
DPL- Fire/Security	1,830.25	8.83	12,892.97	11.02
DPL- Legal Fees	0.00	0.00	1,868.00	1.60
DPL- Snow Removal	784.00	3.78	3,311.99	2.83
DPL- Natural Gas Service	960.86	4.63	2,087.03	1.78
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	370.00	1.78	1,669.00	1.43
DPL - Elevator Maintenance	-1,188.79	-5.73	-1,188.79	-1.02
DPL- Professional Other	0.00	0.00	0.00	0.00
Total Donner Place HOA Expense	21,665.82	104.51	162,369.66	138.80
Property Management				
Management Fee	715.00	3.45	4,290.00	3.67
Total Property Management	715.00	3.45	4,290.00	3.67
Total Operating Expense	22,380.82	107.96	166,659.66	142.47
NOI - Net Operating Income	-1,649.82	-7.96	-49,681.66	-42.47

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	28,079.47	24.00
Special Assessment	10,139.22	48.91	48,530.45	41.49
Interest on Bank Accounts	788.50	3.80	1,694.49	1.45
Total Other Income	10,927.72	52.71	78,304.41	66.94
Net Other Income	10,927.72	52.71	78,304.41	66.94
Total Income	31,658.72	152.71	195,282.41	166.94
Total Expense	22,380.82	107.96	166,659.66	142.47
Net Income	9,277.90	44.75	28,622.75	24.47