

Balance Sheet

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

As of: 02/28/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	157,140.84
Savings/Reserve Account	7,246.89
Donner Place HOA Savings #1	10,079.98
Donner Place HOA Savings #2	26,117.12
Donner Place HOA Security Deposit Holding	1,000.00
Total Cash	201,584.83
TOTAL ASSETS	201,584.83
LIABILITIES & CAPITAL	
Liabilities	
DPL - Move In/Out Deposit	1,000.00
Prepaid Rent	29,928.78
Total Liabilities	30,928.78
Capital	
Retained Earnings	182,002.62
Calculated Retained Earnings	-11,808.57
Calculated Prior Years Retained Earnings	462.00
Total Capital	170,656.05
TOTAL LIABILITIES & CAPITAL	201,584.83

Income Statement

Welch Randall

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

As of: Feb 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	12,354.00	40.01	26,014.28	58.41
Legal Fee Income	18,524.70	59.99	18,524.70	41.59
Total Operating Income	30,878.70	100.00	44,538.98	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	0.00	0.00	16,708.80	37.52
DPL- Internet	1,021.07	3.31	3,015.95	6.77
DPL- Recycling	575.99	1.87	593.49	1.33
DPL- Garbage	17.50	0.06	297.43	0.67
DPL- Building Maintenance	10,401.96	33.69	12,686.28	28.48
DPL- Pool	0.00	0.00	355.00	0.80
DPL- Water, Sewer, Storm & Electricity	2,659.62	8.61	4,366.11	9.80
DPL- Elevator Telephone	141.80	0.46	275.41	0.62
DPL- Fire/Security	23,140.50	74.94	23,140.50	51.96
DPL- Maintenance & Repairs	365.00	1.18	365.00	0.82
Total Donner Place HOA Expense	38,323.44	124.11	61,803.97	138.76
Property Management				
Management Fee	625.00	2.02	1,250.00	2.81
Total Property Management	625.00	2.02	1,250.00	2.81
Start Up Fee Expense	0.00	0.00	695.00	1.56
Total Operating Expense	38,948.44	126.13	63,748.97	143.13
NOI - Net Operating Income	-8,069.74	-26.13	-19,209.99	-43.13
Other Income & Expense				
Other Income				
Special Assessment	5,271.03	17.07	7,401.42	16.62
Total Other Income	5,271.03	17.07	7,401.42	16.62
Net Other Income	5,271.03	17.07	7,401.42	16.62
Total Income	36,149.73	117.07	51,940.40	116.62
Total Expense	38,948.44	126.13	63,748.97	143.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-2,798.71	-9.06	-11,808.57	-26.51