

Balance Sheet

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

As of: 10/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	230,617.44
Savings/Reserve Account	7,246.89
Donner Place HOA Operations - Savings #1	10,079.98
Donner Place Special Projects - Savings #2	26,117.12
Total Cash	274,061.43
TOTAL ASSETS	274,061.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,886.56
Total Liabilities	10,886.56
Capital	
Retained Earnings	187,447.50
Calculated Retained Earnings	75,265.37
Calculated Prior Years Retained Earnings	462.00
Total Capital	263,174.87
TOTAL LIABILITIES & CAPITAL	274,061.43

Income Statement

Welch Randall

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

As of: Oct 2021

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	26,000.00	13.05
DPL- Key Fob	0.00	0.00	25.00	0.01
DPL - Move In/Out Deposit	0.00	0.00	2,000.00	1.00
DPL- Rent	1,473.00	8.34	2,946.00	1.48
Total Donner Place Income	1,473.00	8.34	30,971.00	15.55
Rent Income	0.00	0.00	1,964.00	0.99
Association Dues	16,189.17	91.66	147,582.66	74.09
Legal Fee / Lien Income	0.00	0.00	18,524.70	9.30
Late Fee	0.00	0.00	150.00	0.08
Total Operating Income	17,662.17	100.00	199,192.36	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	0.00	0.00	30,732.80	15.43
DPL- Comcast/TV	1,161.07	6.57	11,469.18	5.76
DPL- Recycling	17.50	0.10	175.00	0.09
DPL- Garbage	288.00	1.63	2,879.99	1.45
DPL- Building Maintenance	5,900.95	33.41	26,900.65	13.50
DPL- Pool	2,725.00	15.43	17,479.37	8.78
DPL- Water, Sewer & Storm	3,536.88	20.03	14,037.91	7.05
DPL- Elevator Telephone	199.79	1.13	2,700.68	1.36
DPL- Taxes & Accounting	2,056.66	11.64	2,285.74	1.15
DPL- Elevator Services	-722.14	-4.09	14,589.43	7.32
DPL-Electrical Service	550.34	3.12	7,995.46	4.01
DPL- Fire/Security	1,514.08	8.57	12,188.39	6.12
DPL- Natural Gas Service	0.00	0.00	3,311.80	1.66
DPL- Believe Handyman	0.00	0.00	18,211.27	9.14
DPL- Snow Removal	0.00	0.00	1,000.00	0.50
DPL- Yardcare & Sprinkler	326.94	1.85	4,665.58	2.34

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DPL - Rental Unit Expenses	0.00	0.00	6,150.17	3.09
DPL- Holiday Lights	100.00	0.57	1,294.15	0.65
DPL- Asana	0.00	0.00	1,421.00	0.71
Total Donner Place HOA Expense	17,655.07	99.96	179,488.57	90.11
Property Management				
Management Fee	625.00	3.54	6,250.00	3.14
Total Property Management	625.00	3.54	6,250.00	3.14
Start Up Fee Expense	0.00	0.00	695.00	0.35
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.02
Total Administrative	0.00	0.00	30.00	0.02
Total Real Estate	0.00	0.00	30.00	0.02
Total Operating Expense	18,280.07	103.50	186,463.57	93.61
NOI - Net Operating Income	-617.90	-3.50	12,728.79	6.39
Other Income & Expense				
Other Income				
Special Assessment	6,874.66	38.92	141,737.60	71.16
Total Other Income	6,874.66	38.92	141,737.60	71.16
Other Expense				
DPL- 2021 Special Assessment Expenses	0.00	0.00	79,201.02	39.76
Total Other Expense	0.00	0.00	79,201.02	39.76
Net Other Income	6,874.66	38.92	62,536.58	31.40
Total Income	24,536.83	138.92	340,929.96	171.16
Total Expense	18,280.07	103.50	265,664.59	133.37
Net Income	6,256.76	35.42	75,265.37	37.79