

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,546.20
Savings/Reserve Account	70,959.83
Donner Place - Special Assessment Acct	29,453.74
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 14 Month CD Matures 08.22.24	51,971.36
Total Cash	166,936.14
TOTAL ASSETS	166,936.14
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,637.62
Total Liabilities	14,637.62
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-31,797.33
Calculated Prior Years Retained Earnings	-3,356.65
Total Capital	152,298.52
TOTAL LIABILITIES & CAPITAL	166,936.14

Income Statement

Welch Randall

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

As of: Mar 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- Rent	1,565.00	7.86	4,695.00	7.86
Total Donner Place Income	1,565.00	7.86	4,695.00	7.86
Association Dues	18,348.00	92.14	55,044.00	92.14
Late Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	19,913.00	100.00	59,739.00	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	44,194.04	221.94	73,576.78	123.16
DPL- Comcast/TV	1,195.33	6.00	3,807.04	6.37
DPL- Recycling	17.00	0.09	51.09	0.09
DPL- Garbage	339.74	1.71	1,024.74	1.72
DPL- Building Maintenance	5,205.00	26.14	10,140.00	16.97
DPL- Pool	810.00	4.07	810.00	1.36
DPL- Water, Sewer & Storm	910.62	4.57	2,828.93	4.74
DPL- Elevator Telephone	0.00	0.00	0.00	0.00
DPL- Taxes & Accounting	3,121.00	15.67	3,284.00	5.50
DPL- Elevator Services	0.00	0.00	2,789.22	4.67
DPL-Electrical Service	780.60	3.92	2,538.45	4.25
DPL- Fire/Security	233.82	1.17	4,144.52	6.94
DPL- Legal Fees	0.00	0.00	496.00	0.83
DPL- Snow Removal	0.00	0.00	2,227.99	3.73
DPL- Natural Gas Service	221.90	1.11	800.22	1.34
DPL- Believe Handyman	0.00	0.00	0.00	0.00
DPL- Yardcare & Sprinkler	0.00	0.00	340.00	0.57
Total Donner Place HOA Expense	57,029.05	286.39	108,858.98	182.22
Property Management				
Management Fee	715.00	3.59	2,145.00	3.59
Total Property Management	715.00	3.59	2,145.00	3.59

Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Total Operating Expense	57,744.05	289.98	111,003.98	185.81
NOI - Net Operating Income	-37,831.05	-189.98	-51,264.98	-85.81
Other Income & Expense				
Other Income				
Special Assessment	9,527.05	47.84	18,827.69	31.52
Interest on Bank Accounts	639.96	3.21	639.96	1.07
Total Other Income	10,167.01	51.06	19,467.65	32.59
Net Other Income	10,167.01	51.06	19,467.65	32.59
Total Income	30,080.01	151.06	79,206.65	132.59
Total Expense	57,744.05	289.98	111,003.98	185.81
Net Income	-27,664.04	-138.92	-31,797.33	-53.23