

Balance Sheet

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	61,414.79
Savings/Reserve Account	5,601.17
Donner Crest Reserve Account	122,704.58
Total Cash	189,720.54
TOTAL ASSETS	189,720.54
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,790.00
Total Liabilities	6,790.00
Capital	
Retained Earnings	151,155.37
Calculated Retained Earnings	31,775.17
Total Capital	182,930.54
TOTAL LIABILITIES & CAPITAL	189,720.54

Income Statement

Welch Randall

Properties: Donner Crest Condominium Homeowners Association - 850 S Donner Way Salt Lake City, UT 84108

As of: Apr 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				
Association Dues	15,683.25	99.68	56,629.25	99.59
Interest Income	0.00	0.00	83.00	0.15
Late Fee	50.00	0.32	150.00	0.26
Total Operating Income	15,733.25	100.00	56,862.25	100.00
Expense				
Donner Crest HOA Expense				
DCC- Office Expense	13.00	0.08	269.00	0.47
DCC- Snow Removal	595.00	3.78	3,105.00	5.46
DCC- Water, Sewer & Storm	2,024.32	12.87	5,097.01	8.96
DCC- Security System	52.00	0.33	344.04	0.61
DCC- Pest Control	0.00	0.00	200.00	0.35
DCC- Elevator	181.28	1.15	725.12	1.28
DCC- Elevator Telephone/ Emergency Service	221.25	1.41	1,163.74	2.05
DCC- Gas	27.80	0.18	69.06	0.12
DCC- Common Cleaning	420.00	2.67	1,140.00	2.00
DCC- Garbage	279.00	1.77	1,116.00	1.96
DCC- Roofing	0.00	0.00	750.00	1.32
DCC- Cable/Internet/ Phone	1,037.57	6.59	3,932.61	6.92
DCC- Taxes/ Licensing	386.00	2.45	386.00	0.68
DCC- Tree Maintenance	4,500.00	28.60	4,500.00	7.91
DCC- Property Maintenance	1,500.00	9.53	1,500.00	2.64
DCC- Insurance	0.00	0.00	18,500.47	32.54
Total Donner Crest HOA Expense	11,237.22	71.42	42,798.05	75.27
Monthly Software Fee	30.00	0.19	120.00	0.21
Property Management				
Management Fee	595.00	3.78	2,380.00	4.19
Total Property Management	595.00	3.78	2,380.00	4.19
Start Up Fee Expense	0.00	0.00	595.00	1.05
Bank Fees / Interest	0.00	0.00	10.00	0.02
Total Operating Expense	11,862.22	75.40	45,903.05	80.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	3,871.03	24.60	10,959.20	19.27
Other Income & Expense				
Other Income				
Insurance Income (Other)	1,042.88	6.63	1,509.88	2.66
Special Assessment	1,473.75	9.37	18,973.75	33.37
Interest on Bank Accounts	311.45	1.98	332.34	0.58
Total Other Income	<u>2,828.08</u>	<u>17.98</u>	<u>20,815.97</u>	<u>36.61</u>
Net Other Income	<u>2,828.08</u>	<u>17.98</u>	<u>20,815.97</u>	<u>36.61</u>
Total Income	18,561.33	117.98	77,678.22	136.61
Total Expense	11,862.22	75.40	45,903.05	80.73
Net Income	<u><u>6,699.11</u></u>	<u><u>42.58</u></u>	<u><u>31,775.17</u></u>	<u><u>55.88</u></u>