

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	39,452.02
Savings/Reserve Account	5,591.80
Donner Crest Reserve Account	33,288.49
Total Cash	78,332.31
TOTAL ASSETS	78,332.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,750.00
Total Liabilities	5,750.00
Capital	
Retained Earnings	62,052.88
Calculated Retained Earnings	10,529.43
Total Capital	72,582.31
TOTAL LIABILITIES & CAPITAL	78,332.31

Income Statement

Welch Randall

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

As of: Jan 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	11,800.00	100.00	11,800.00	100.00
Total Operating Income	11,800.00	100.00	11,800.00	100.00
Expense				
Donner Crest HOA Expense				
DCC- Office Expense	13.00	0.11	13.00	0.11
DCC- Snow Removal	385.00	3.26	385.00	3.26
DCC- Water, Sewer & Storm	999.44	8.47	999.44	8.47
DCC- Security System	104.00	0.88	104.00	0.88
DCC- Pest Control	100.00	0.85	100.00	0.85
DCC- Elevator	181.28	1.54	181.28	1.54
DCC- Elevator Telephone/ Emergency Service	702.20	5.95	702.20	5.95
DCC- Gas	13.02	0.11	13.02	0.11
DCC- Common Cleaning	240.00	2.03	240.00	2.03
DCC- Garbage	279.00	2.36	279.00	2.36
Total Donner Crest HOA Expense	3,016.94	25.57	3,016.94	25.57
Monthly Software Fee	30.00	0.25	30.00	0.25
Property Management				
Management Fee	595.00	5.04	595.00	5.04
Total Property Management	595.00	5.04	595.00	5.04
Start Up Fee Expense	595.00	5.04	595.00	5.04
Bank Fees / Interest	2.00	0.02	2.00	0.02
Total Operating Expense	4,238.94	35.92	4,238.94	35.92
NOI - Net Operating Income	7,561.06	64.08	7,561.06	64.08
Other Income & Expense				
Other Income				
Insurance Income (Other)	467.00	3.96	467.00	3.96
Special Assessment	2,500.00	21.19	2,500.00	21.19
Interest on Bank Accounts	1.37	0.01	1.37	0.01

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 Other Income	2,968.37	25.16	2,968.37	25.16
Net Other Income	2,968.37	25.16	2,968.37	25.16
Total Income	14,768.37	125.16	14,768.37	125.16
Total Expense	4,238.94	35.92	4,238.94	35.92
Net Income	10,529.43	89.23	10,529.43	89.23