

## Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	39,924.03
Savings/Reserve Account	5,594.25
Donner Crest Reserve Account	122,389.21
<b>Total Cash</b>	<b>167,907.49</b>
<b>TOTAL ASSETS</b>	<b>167,907.49</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,203.00
<b>Total Liabilities</b>	<b>5,203.00</b>
<b>Capital</b>	
Retained Earnings	151,155.37
Calculated Retained Earnings	11,549.12
<b>Total Capital</b>	<b>162,704.49</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>167,907.49</b>

# Income Statement

Welch Randall

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

As of: Feb 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	13,984.00	99.70	25,784.00	99.84
Interest Income	41.50	0.30	41.50	0.16
<b>Total Operating Income</b>	<b>14,025.50</b>	<b>100.00</b>	<b>25,825.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Donner Crest HOA Expense</b>				
DCC- Office Expense	18,488.47	131.82	18,501.47	71.64
DCC- Snow Removal	0.00	0.00	385.00	1.49
DCC- Water, Sewer & Storm	1,033.16	7.37	2,032.60	7.87
DCC- Security System	52.00	0.37	156.00	0.60
DCC- Pest Control	50.00	0.36	150.00	0.58
DCC- Elevator	181.28	1.29	362.56	1.40
DCC- Elevator Telephone/ Emergency Service	18.48	0.13	720.68	2.79
DCC- Gas	14.16	0.10	27.18	0.11
DCC- Common Cleaning	320.00	2.28	560.00	2.17
DCC- Garbage	558.00	3.98	837.00	3.24
DCC- Roofing	750.00	5.35	750.00	2.90
DCC- Cable/Internet/ Phone	915.94	6.53	915.94	3.55
<b>Total Donner Crest HOA Expense</b>	<b>22,381.49</b>	<b>159.58</b>	<b>25,398.43</b>	<b>98.35</b>
Monthly Software Fee	30.00	0.21	60.00	0.23
<b>Property Management</b>				
Management Fee	595.00	4.24	1,190.00	4.61
<b>Total Property Management</b>	<b>595.00</b>	<b>4.24</b>	<b>1,190.00</b>	<b>4.61</b>
Start Up Fee Expense	0.00	0.00	595.00	2.30
Bank Fees / Interest	8.00	0.06	10.00	0.04
<b>Total Operating Expense</b>	<b>23,014.49</b>	<b>164.09</b>	<b>27,253.43</b>	<b>105.53</b>
<b>NOI - Net Operating Income</b>	<b>-8,988.99</b>	<b>-64.09</b>	<b>-1,427.93</b>	<b>-5.53</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income	0.00	0.00	467.00	1.81

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
(Other)				
Special Assessment	10,000.00	71.30	12,500.00	48.40
Interest on Bank Accounts	8.68	0.06	10.05	0.04
<b>Total Other Income</b>	<b>10,008.68</b>	<b>71.36</b>	<b>12,977.05</b>	<b>50.25</b>
<b>Net Other Income</b>	<b>10,008.68</b>	<b>71.36</b>	<b>12,977.05</b>	<b>50.25</b>
Total Income	24,034.18	171.36	38,802.55	150.25
Total Expense	23,014.49	164.09	27,253.43	105.53
<b>Net Income</b>	<b>1,019.69</b>	<b>7.27</b>	<b>11,549.12</b>	<b>44.72</b>