

Balance Sheet

Properties: Donner Crest Condominium Homeowners Association - 850 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	54,302.13
Savings/Reserve Account	5,594.72
Donner Crest Reserve Account	122,399.58
Total Cash	182,296.43
TOTAL ASSETS	182,296.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,065.00
Total Liabilities	6,065.00
Capital	
Retained Earnings	151,155.37
Calculated Retained Earnings	25,076.06
Total Capital	176,231.43
TOTAL LIABILITIES & CAPITAL	182,296.43

Income Statement

Welch Randall

Properties: Donner Crest Condominium Homeowners Association - 850 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				
Association Dues	15,162.00	99.08	40,946.00	99.56
Interest Income	41.50	0.27	83.00	0.20
Late Fee	100.00	0.65	100.00	0.24
Total Operating Income	15,303.50	100.00	41,129.00	100.00
Expense				
Donner Crest HOA Expense				
DCC- Office Expense	255.00	1.67	18,756.47	45.60
DCC- Snow Removal	2,125.00	13.89	2,510.00	6.10
DCC- Water, Sewer & Storm	1,040.09	6.80	3,072.69	7.47
DCC- Security System	136.04	0.89	292.04	0.71
DCC- Pest Control	50.00	0.33	200.00	0.49
DCC- Elevator	181.28	1.18	543.84	1.32
DCC- Elevator Telephone/ Emergency Service	221.81	1.45	942.49	2.29
DCC- Gas	14.08	0.09	41.26	0.10
DCC- Common Cleaning	160.00	1.05	720.00	1.75
DCC- Garbage	0.00	0.00	837.00	2.04
DCC- Roofing	0.00	0.00	750.00	1.82
DCC- Cable/Internet/ Phone	1,979.10	12.93	2,895.04	7.04
Total Donner Crest HOA Expense	6,162.40	40.27	31,560.83	76.74
Monthly Software Fee	30.00	0.20	90.00	0.22
Property Management				
Management Fee	595.00	3.89	1,785.00	4.34
Total Property Management	595.00	3.89	1,785.00	4.34
Start Up Fee Expense	0.00	0.00	595.00	1.45
Bank Fees / Interest	0.00	0.00	10.00	0.02
Total Operating Expense	6,787.40	44.35	34,040.83	82.77
NOI - Net Operating Income	8,516.10	55.65	7,088.17	17.23

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	467.00	1.14
Special Assessment	5,000.00	32.67	17,500.00	42.55
Interest on Bank Accounts	10.84	0.07	20.89	0.05
Total Other Income	5,010.84	32.74	17,987.89	43.74
Net Other Income	5,010.84	32.74	17,987.89	43.74
Total Income	20,314.34	132.74	59,116.89	143.74
Total Expense	6,787.40	44.35	34,040.83	82.77
Net Income	13,526.94	88.39	25,076.06	60.97