

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	73,177.43
Savings/Reserve Account	93,362.25
Donner Place - Special Assessment Acct	29,836.44
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 14 Month CD Matures 10.22.25	53,797.16
Total Cash	250,178.29
TOTAL ASSETS	250,178.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,297.50
Total Liabilities	13,297.50
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-38,331.50
Calculated Prior Years Retained Earnings	87,759.79
Total Capital	236,880.79
TOTAL LIABILITIES & CAPITAL	250,178.29

Income Statement

Welch Randall

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

As of: Feb 2025

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	1,767.40	7.42	3,534.80	7.74
Total Donner Place Income	1,767.40	7.42	3,534.80	7.74
Association Dues	22,047.00	92.58	42,128.00	92.26
Total Operating Income	23,814.40	100.00	45,662.80	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	36,818.72	154.61	46,748.61	102.38
DPL- Comcast/TV	0.00	0.00	2,520.03	5.52
DPL- Recycling	18.00	0.08	35.00	0.08
DPL- Garbage	384.90	1.62	1,139.52	2.50
DPL- Building Maintenance	0.00	0.00	9,835.00	21.54
DPL- Pool	0.00	0.00	2,695.00	5.90
DPL- Water, Sewer & Storm	1,084.96	4.56	3,272.87	7.17
DPL- Elevator Telephone	0.00	0.00	192.00	0.42
DPL- Taxes & Accounting	0.00	0.00	0.00	0.00
DPL- Elevator Services	2,900.78	12.18	2,900.78	6.35
DPL-Electrical Service	1,083.26	4.55	2,084.52	4.57
DPL- Fire/Security	343.80	1.44	3,757.94	8.23
DPL- Legal Fees	0.00	0.00	0.00	0.00
DPL- Snow Removal	450.00	1.89	650.00	1.42
DPL- Natural Gas Service	170.17	0.71	504.91	1.11
DPL- Believe Handyman	0.00	0.00	5,000.00	10.95
DPL- Yardcare & Sprinkler	0.00	0.00	900.00	1.97
DPL- Holiday Lights	0.00	0.00	823.71	1.80
Total Donner Place HOA Expense	43,254.59	181.63	83,059.89	181.90
Property Management				
Management Fee	715.00	3.00	1,430.00	3.13
Total Property Management	715.00	3.00	1,430.00	3.13
Total Operating	43,969.59	184.63	84,489.89	185.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	-20,155.19	-84.63	-38,827.09	-85.03
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	295.32	0.65
Interest on Bank Accounts	92.84	0.39	200.27	0.44
Total Other Income	<u>92.84</u>	<u>0.39</u>	<u>495.59</u>	<u>1.09</u>
Net Other Income	<u>92.84</u>	<u>0.39</u>	<u>495.59</u>	<u>1.09</u>
 Total Income	 23,907.24	 100.39	 46,158.39	 101.09
Total Expense	43,969.59	184.63	84,489.89	185.03
 Net Income	 <u>-20,062.35</u>	 <u>-84.24</u>	 <u>-38,331.50</u>	 <u>-83.94</u>