

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	95,348.32
Savings/Reserve Account	90,280.25
Donner Place - Special Assessment Acct	29,813.45
Donner Place HOA GWCU Savings	5.01
Donner Place HOA GWCU 14 Month CD Matures 10.22.25	53,797.16
Total Cash	269,244.19
TOTAL ASSETS	269,244.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,301.05
Total Liabilities	12,301.05
Capital	
Retained Earnings	187,452.50
Calculated Retained Earnings	-18,269.15
Calculated Prior Years Retained Earnings	87,759.79
Total Capital	256,943.14
TOTAL LIABILITIES & CAPITAL	269,244.19

Income Statement

Welch Randall

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

As of: Jan 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	8.09	1,767.40	8.09
Total Donner Place Income	1,767.40	8.09	1,767.40	8.09
Association Dues	20,081.00	91.91	20,081.00	91.91
Total Operating Income	21,848.40	100.00	21,848.40	100.00
Expense				
Donner Place HOA Expense				
DPL- Insurance	9,929.89	45.45	9,929.89	45.45
DPL- Comcast/TV	2,520.03	11.53	2,520.03	11.53
DPL- Recycling	17.00	0.08	17.00	0.08
DPL- Garbage	754.62	3.45	754.62	3.45
DPL- Building Maintenance	9,835.00	45.01	9,835.00	45.01
DPL- Pool	2,695.00	12.33	2,695.00	12.33
DPL- Water, Sewer & Storm	2,187.91	10.01	2,187.91	10.01
DPL- Elevator Telephone	192.00	0.88	192.00	0.88
DPL-Electrical Service	1,001.26	4.58	1,001.26	4.58
DPL- Fire/Security	3,414.14	15.63	3,414.14	15.63
DPL- Snow Removal	200.00	0.92	200.00	0.92
DPL- Natural Gas Service	334.74	1.53	334.74	1.53
DPL- Believe Handyman	5,000.00	22.88	5,000.00	22.88
DPL- Yardcare & Sprinkler	900.00	4.12	900.00	4.12
DPL- Holiday Lights	823.71	3.77	823.71	3.77
Total Donner Place HOA Expense	39,805.30	182.19	39,805.30	182.19
Property Management				
Management Fee	715.00	3.27	715.00	3.27
Total Property Management	715.00	3.27	715.00	3.27
Total Operating Expense	40,520.30	185.46	40,520.30	185.46
NOI - Net Operating Income	-18,671.90	-85.46	-18,671.90	-85.46