

Balance Sheet

Properties: Draper Landing - Draper Landing 5300 S. Adams Ave Pkway Ste#8 Draper, UT 84020

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	55,051.48
Checking - Cash in Bank	39,203.41
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,099.51
Total Cash	95,404.79
TOTAL ASSETS	95,404.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,975.00
Total Liabilities	6,975.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-52,934.67
Calculated Prior Years Retained Earnings	-149,439.91
Total Capital	88,429.79
TOTAL LIABILITIES & CAPITAL	95,404.79

Income Statement

Welch Randall

Properties: Draper Landing - Draper Landing 5300 S. Adams Ave Pkway Ste#8 Draper, UT 84020

As of: May 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	14,100.49	95.18	71,130.49	96.83
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	30.00	0.20	120.00	0.16
Fine & Violation	600.00	4.05	1,950.00	2.65
Interest Income	8.70	0.06	17.10	0.02
NSF Fees Collected	0.00	0.00	20.00	0.03
Late Fee	75.00	0.51	225.00	0.31
Total Operating Income	14,814.19	100.00	73,462.59	100.00
Expense				
Aberdeen HOA				
AHA - Landscape Service	7,005.00	47.29	7,005.00	9.54
Total Aberdeen HOA	7,005.00	47.29	7,005.00	9.54
Property Management				
Management Fee	742.00	5.01	3,710.00	5.05
Total Property Management	742.00	5.01	3,710.00	5.05
Bank Fees / Interest	0.00	0.00	25.00	0.03
Draper Landing HOA Expenses				
DLA- Water	363.73	2.46	1,196.69	1.63
DLA- Sewer	33.00	0.22	157.00	0.21
DLA- Storm Water	343.00	2.32	1,715.00	2.33
DLA- Internet	65.00	0.44	325.00	0.44
DLA- Garbage	819.86	5.53	5,249.28	7.15
DLA- Landscaping	0.00	0.00	0.00	0.00
DLA- Snow Removal	0.00	0.00	5,226.00	7.11
DLA- Pool Maintenance	12,963.12	87.50	20,796.69	28.31
DLA- Taxes & Licenses	0.00	0.00	1,435.00	1.95
DLA- Gas Clubhouse	26.82	0.18	473.43	0.64
DLA- Insurance	765.00	5.16	4,060.00	5.53
DLA- Common Electricity	0.00	0.00	674.34	0.92
DLA- Property Maintenance	358.26	2.42	578.26	0.79
DLA- Building Maintenance	0.00	0.00	99,128.42	134.94
DLA- Clubhouse Cleaning	265.00	1.79	1,424.97	1.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DLA- Supplies	221.38	1.49	329.44	0.45
Total Draper Landing HOA Expenses	16,224.17	109.52	142,769.52	194.34
Total Operating Expense	23,971.17	161.81	153,509.52	208.96
NOI - Net Operating Income	-9,156.98	-61.81	-80,046.93	-108.96
Other Income & Expense				
Other Income				
Special Assessment	3,715.02	25.08	27,726.03	37.74
Interest on Bank Accounts	0.92	0.01	-16.64	-0.02
Mutual Fund Value Increase/Decrease	244.64	1.65	-597.13	-0.81
Total Other Income	3,960.58	26.74	27,112.26	36.91
Net Other Income	3,960.58	26.74	27,112.26	36.91
Total Income	18,774.77	126.74	100,574.85	136.91
Total Expense	23,971.17	161.81	153,509.52	208.96
Net Income	-5,196.40	-35.08	-52,934.67	-72.06