

Balance Sheet

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

As of: 10/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Draper Landing CD - Matures 02.01.2021	25,108.50
Draper Landing Mutual Fund Account	177,890.89
Checking - Cash in Bank	7,565.14
Savings/Reserve Account	25.39
Money Market / Capital Reserve	33,446.37
Total Cash	244,036.29
TOTAL ASSETS	244,036.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,941.13
Total Liabilities	5,941.13
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-104,418.80
Calculated Prior Years Retained Earnings	51,709.59
Total Capital	238,095.16
TOTAL LIABILITIES & CAPITAL	244,036.29

Income Statement

Welch Randall

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

As of: Oct 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	12,184.53	92.43	120,914.52	96.04
HOA Reinvestment Fee / Transfer Fee	970.00	7.36	3,360.00	2.67
Clubhouse / Pool	0.00	0.00	180.00	0.14
Interest Income	2.47	0.02	341.89	0.27
Deposit - Pool Key	0.00	0.00	0.00	0.00
Late Fee	25.00	0.19	1,102.71	0.88
Total Operating Income	13,182.00	100.00	125,899.12	100.00
Expense				
Property Management				
Management Fee	742.00	5.63	7,420.00	5.89
Total Property Management	742.00	5.63	7,420.00	5.89
Start Up Fee Expense	0.00	0.00	0.00	0.00
Draper Landing HOA Expenses				
DLA- Water	1,637.18	12.42	10,230.51	8.13
DLA- Sewer	25.00	0.19	250.00	0.20
DLA- Storm Water	441.00	3.35	3,528.00	2.80
DLA- Internet	65.00	0.49	650.00	0.52
DLA- Garbage	298.76	2.27	3,549.28	2.82
DLA- Landscaping	6,498.75	49.30	49,784.84	39.54
DLA- Snow Removal	0.00	0.00	12,961.25	10.29
DLA- Pool Maintenance	418.77	3.18	5,635.26	4.48
DLA- Taxes & Licenses	0.00	0.00	760.00	0.60
DLA- Gas Clubhouse	11.85	0.09	966.83	0.77
DLA- Insurance	957.98	7.27	20,585.51	16.35
DLA- Common Electricity	104.13	0.79	2,278.61	1.81
DLA- Property Maintenance	603.47	4.58	122,734.76	97.49
DLA- Building Maintenance	620.00	4.70	1,235.00	0.98
DLA- Clubhouse Cleaning	0.00	0.00	1,363.64	1.08
DLA- Supplies	0.00	0.00	191.79	0.15
Total Draper Landing HOA Expenses	11,681.89	88.62	236,705.28	188.01
Total Operating Expense	12,423.89	94.25	244,125.28	193.91

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	758.11	5.75	-118,226.16	-93.91
Other Income & Expense				
Other Income				
Reserve Transfer Income	0.00	0.00	0.00	0.00
Insurance Income (Other)	0.00	0.00	6,531.93	5.19
Interest on Bank Accounts	0.00	0.00	676.57	0.54
Mutual Fund Value Increase/Decrease	-684.42	-5.19	6,598.86	5.24
Total Other Income	-684.42	-5.19	13,807.36	10.97
Other Expense				
Reserve Transfer Expense	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	-684.42	-5.19	13,807.36	10.97
Total Income	12,497.58	94.81	139,706.48	110.97
Total Expense	12,423.89	94.25	244,125.28	193.91
Net Income	73.69	0.56	-104,418.80	-82.94