Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	58,862.08
Checking - Cash in Bank	64,261.58
Savings/Reserve Account	50.39
Total Cash	**123,174.05**
TOTAL ASSETS	**123,174.05**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,284.26
Total Liabilities	**8,284.26**
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-1,067.56
Calculated Prior Years Retained Earnings	-174,847.02
Total Capital	**114,889.79**
TOTAL LIABILITIES & CAPITAL	**123,174.05**

Income Statement

Welch Randall

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

As of: Sep 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				
Association Dues	14,550.00	92.03	129,586.01	96.67
HOA Reinvestment Fee / Transfer Fee	800.00	5.06	2,400.00	1.79
Clubhouse / Pool	35.74	0.23	35.74	0.03
Fine & Violation	400.00	2.53	1,750.00	1.31
Interest Income	0.00	0.00	30.00	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.16	250.00	0.19
Total Operating Income	**15,810.74**	**100.00**	**134,051.75**	**100.00**
Expense				
Property Management				
Management Fee	742.00	4.69	6,678.00	4.98
Total Property Management	**742.00**	**4.69**	**6,678.00**	**4.98**
Bank Fees / Interest	0.00	0.00	0.46	0.00
Draper Landing HOA Expenses				
DLA- Water	2,185.38	13.82	8,955.93	6.68
DLA- Sewer	33.00	0.21	297.00	0.22
DLA- Storm Water	343.00	2.17	3,087.00	2.30
DLA- Internet	65.00	0.41	585.00	0.44
DLA- Garbage	964.90	6.10	9,028.04	6.73
DLA- Landscaping	5,469.00	34.59	24,176.50	18.04
DLA- Snow Removal	0.00	0.00	4,175.50	3.11
DLA- Pool Maintenance	3,278.53	20.74	9,532.57	7.11
DLA- Taxes & Licenses	0.00	0.00	540.00	0.40
DLA- Gas Clubhouse	340.16	2.15	1,352.59	1.01
DLA- Insurance	1,360.80	8.61	12,812.93	9.56
DLA- Common Electricity	0.00	0.00	2,019.39	1.51
DLA- Property Maintenance	0.00	0.00	2,770.33	2.07
DLA- Building Maintenance	0.00	0.00	69,712.63	52.00
DLA- Clubhouse Cleaning	0.00	0.00	1,855.00	1.38
DLA- Supplies	173.06	1.09	755.87	0.56
Total Draper Landing HOA Expenses	**14,212.83**	**89.89**	**151,656.28**	**113.13**
Total Operating	**14,954.83**	**94.59**	**158,334.74**	**118.11**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	**855.91**	**5.41**	**-24,282.99**	**-18.11**
Other Income & Expense				
Other Income				
Special Assessment	47.51	0.30	35,710.58	26.64
Interest on Bank Accounts	0.00	0.00	0.46	0.00
Mutual Fund Value Increase/Decrease	1,676.82	10.61	774.80	0.58
Total Other Income	**1,724.33**	**10.91**	**36,485.84**	**27.22**
Other Expense				
Insurance Expense (Other)	13,270.41	83.93	13,270.41	9.90
Total Other Expense	**13,270.41**	**83.93**	**13,270.41**	**9.90**
Net Other Income	**-11,546.08**	**-73.03**	**23,215.43**	**17.32**
Total Income	17,535.07	110.91	170,537.59	127.22
Total Expense	28,225.24	178.52	171,605.15	128.01
Net Income	**-10,690.17**	**-67.61**	**-1,067.56**	**-0.80**