

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	253,933.25
Checking - Cash in Bank	6,779.10
Savings/Reserve Account	50.39
Money Market / Capital Reserve	30,082.10
Total Cash	290,844.84
TOTAL ASSETS	290,844.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,420.60
Total Liabilities	8,420.60
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	16,287.71
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	282,424.24
TOTAL LIABILITIES & CAPITAL	290,844.84

Income Statement

Welch Randall

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

As of: Apr 2023

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	12,945.00	99.79	51,655.00	99.20
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	360.00	0.69
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	2.70	0.02	5.40	0.01
Late Fee	25.00	0.19	50.00	0.10
Total Operating Income	12,972.70	100.00	52,070.40	100.00
Expense				
Property Management				
Management Fee	742.00	5.72	2,968.00	5.70
Total Property Management	742.00	5.72	2,968.00	5.70
Draper Landing HOA Expenses				
DLA- Water	327.86	2.53	1,295.74	2.49
DLA- Sewer	25.00	0.19	100.00	0.19
DLA- Storm Water	343.00	2.64	1,372.00	2.63
DLA- Internet	65.00	0.50	260.00	0.50
DLA- Garbage	449.52	3.47	1,798.08	3.45
DLA- Landscaping	12,675.14	97.71	17,023.57	32.69
DLA- Snow Removal	0.00	0.00	10,516.21	20.20
DLA- Pool Maintenance	0.00	0.00	405.00	0.78
DLA- Taxes & Licenses	0.00	0.00	1,702.07	3.27
DLA- Gas Clubhouse	109.55	0.84	511.18	0.98
DLA- Insurance	0.00	0.00	1,030.33	1.98
DLA- Common Electricity	139.71	1.08	558.84	1.07
DLA- Property Maintenance	0.00	0.00	90.00	0.17
DLA- Building Maintenance	0.00	0.00	2,464.50	4.73
DLA- Clubhouse Cleaning	265.00	2.04	1,101.37	2.12
DLA- Supplies	0.00	0.00	90.00	0.17
Total Draper Landing HOA Expenses	14,399.78	111.00	40,318.89	77.43
Total Operating Expense	15,141.78	116.72	43,286.89	83.13
NOI - Net Operating	-2,169.08	-16.72	8,783.51	16.87

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	95.27	0.73	287.65	0.55
Mutual Fund Value Increase/Decrease	294.32	2.27	7,216.55	13.86
Total Other Income	389.59	3.00	7,504.20	14.41
Net Other Income	389.59	3.00	7,504.20	14.41
Total Income	13,362.29	103.00	59,574.60	114.41
Total Expense	15,141.78	116.72	43,286.89	83.13
Net Income	-1,779.49	-13.72	16,287.71	31.28