

## Balance Sheet

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

**As of:** 05/31/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Draper Landing Mutual Fund Account	250,307.32
Checking - Cash in Bank	9,387.51
Savings/Reserve Account	50.39
Money Market / Capital Reserve	18,186.12
<b>Total Cash</b>	<b>277,931.34</b>
<b>TOTAL ASSETS</b>	<b>277,931.34</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	9,495.60
<b>Total Liabilities</b>	<b>9,495.60</b>
<b>Capital</b>	
Retained Earnings	290,804.37
Calculated Retained Earnings	2,299.21
Calculated Prior Years Retained Earnings	-24,667.84
<b>Total Capital</b>	<b>268,435.74</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>277,931.34</b>

# Income Statement

Welch Randall

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

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	12,975.00	100.00	64,630.00	99.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	360.00	0.55
Clubhouse / Pool	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	5.40	0.01
Late Fee	0.00	0.00	50.00	0.08
<b>Total Operating Income</b>	<b>12,975.00</b>	<b>100.00</b>	<b>65,045.40</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	742.00	5.72	3,710.00	5.70
<b>Total Property Management</b>	<b>742.00</b>	<b>5.72</b>	<b>3,710.00</b>	<b>5.70</b>
<b>Draper Landing HOA Expenses</b>				
DLA- Water	326.29	2.51	1,622.03	2.49
DLA- Sewer	25.00	0.19	125.00	0.19
DLA- Storm Water	343.00	2.64	1,715.00	2.64
DLA- Internet	65.00	0.50	325.00	0.50
DLA- Garbage	1,124.04	8.66	2,922.12	4.49
DLA- Landscaping	10,213.52	78.72	27,237.09	41.87
DLA- Snow Removal	8,219.34	63.35	18,735.55	28.80
DLA- Pool Maintenance	0.00	0.00	405.00	0.62
DLA- Taxes & Licenses	514.00	3.96	2,216.07	3.41
DLA- Gas Clubhouse	37.03	0.29	548.21	0.84
DLA- Insurance	1,325.33	10.21	2,355.66	3.62
DLA- Common Electricity	132.04	1.02	690.88	1.06
DLA- Property Maintenance	110.00	0.85	200.00	0.31
DLA- Building Maintenance	0.00	0.00	2,464.50	3.79
DLA- Clubhouse Cleaning	265.00	2.04	1,366.37	2.10
DLA- Supplies	0.00	0.00	90.00	0.14
<b>Total Draper Landing HOA Expenses</b>	<b>22,699.59</b>	<b>174.95</b>	<b>63,018.48</b>	<b>96.88</b>
<b>Total Operating Expense</b>	<b>23,441.59</b>	<b>180.67</b>	<b>66,728.48</b>	<b>102.59</b>
<b>NOI - Net Operating</b>	<b>-10,466.59</b>	<b>-80.67</b>	<b>-1,683.08</b>	<b>-2.59</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Income</b>				
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	104.02	0.80	391.67	0.60
Mutual Fund Value Increase/Decrease	-3,625.93	-27.95	3,590.62	5.52
<b>Total Other Income</b>	<b>-3,521.91</b>	<b>-27.14</b>	<b>3,982.29</b>	<b>6.12</b>
<b>Net Other Income</b>	<b>-3,521.91</b>	<b>-27.14</b>	<b>3,982.29</b>	<b>6.12</b>
Total Income	9,453.09	72.86	69,027.69	106.12
Total Expense	23,441.59	180.67	66,728.48	102.59
<b>Net Income</b>	<b>-13,988.50</b>	<b>-107.81</b>	<b>2,299.21</b>	<b>3.53</b>