

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	254,367.41
Checking - Cash in Bank	16,001.49
Savings/Reserve Account	50.39
Money Market / Capital Reserve	21,251.06
Total Cash	291,670.35
TOTAL ASSETS	291,670.35
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,985.00
Total Liabilities	4,985.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	20,548.82
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	286,685.35
TOTAL LIABILITIES & CAPITAL	291,670.35

Income Statement

Welch Randall

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

As of: Jun 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	15,660.00	100.00	80,650.00	99.49
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	360.00	0.44
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	0.06
Total Operating Income	15,660.00	100.00	81,065.40	100.00
Expense				
Property Management				
Management Fee	742.00	4.74	4,452.00	5.49
Total Property Management	742.00	4.74	4,452.00	5.49
Draper Landing HOA Expenses				
DLA- Water	517.68	3.31	2,139.71	2.64
DLA- Sewer	25.00	0.16	150.00	0.19
DLA- Storm Water	343.00	2.19	2,058.00	2.54
DLA- Internet	65.00	0.42	390.00	0.48
DLA- Garbage	0.00	0.00	2,922.12	3.60
DLA- Landscaping	6,141.38	39.22	33,378.47	41.17
DLA- Snow Removal	0.00	0.00	18,735.55	23.11
DLA- Pool Maintenance	744.18	4.75	1,149.18	1.42
DLA- Taxes & Licenses	-180.14	-1.15	2,035.93	2.51
DLA- Gas Clubhouse	426.81	2.73	975.02	1.20
DLA- Insurance	2,023.00	12.92	4,378.66	5.40
DLA- Common Electricity	169.01	1.08	859.89	1.06
DLA- Property Maintenance	0.00	0.00	200.00	0.25
DLA- Building Maintenance	0.00	0.00	2,464.50	3.04
DLA- Clubhouse Cleaning	265.00	1.69	1,631.37	2.01
DLA- Supplies	305.50	1.95	395.50	0.49
Total Draper Landing HOA Expenses	10,845.42	69.26	73,863.90	91.12
Total Operating Expense	11,587.42	73.99	78,315.90	96.61
NOI - Net Operating	4,072.58	26.01	2,749.50	3.39

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
Special Assessment	9,692.00	61.89	9,692.00	11.96
Interest on Bank Accounts	64.94	0.41	456.61	0.56
Mutual Fund Value Increase/Decrease	4,060.09	25.93	7,650.71	9.44
Total Other Income	13,817.03	88.23	17,799.32	21.96
Net Other Income	13,817.03	88.23	17,799.32	21.96
Total Income	29,477.03	188.23	98,864.72	121.96
Total Expense	11,587.42	73.99	78,315.90	96.61
Net Income	17,889.61	114.24	20,548.82	25.35