

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	255,116.23
Checking - Cash in Bank	17,884.69
Savings/Reserve Account	50.39
Money Market / Capital Reserve	24,329.22
Total Cash	297,380.53
TOTAL ASSETS	297,380.53
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,433.00
Total Liabilities	5,433.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	25,811.00
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	291,947.53
TOTAL LIABILITIES & CAPITAL	297,380.53

Income Statement

Welch Randall

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

As of: Jul 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	11,160.00	99.55	91,990.00	99.50
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	360.00	0.39
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	50.00	0.45	50.00	0.05
Interest Income	0.00	0.00	5.40	0.01
Late Fee	0.00	0.00	50.00	0.05
Total Operating Income	11,210.00	100.00	92,455.40	100.00
Expense				
Property Management				
Management Fee	742.00	6.62	5,194.00	5.62
Total Property Management	742.00	6.62	5,194.00	5.62
Draper Landing HOA Expenses				
DLA- Water	1,076.60	9.60	3,216.31	3.48
DLA- Sewer	25.00	0.22	175.00	0.19
DLA- Storm Water	343.00	3.06	2,401.00	2.60
DLA- Internet	65.00	0.58	455.00	0.49
DLA- Garbage	666.02	5.94	3,588.14	3.88
DLA- Landscaping	7,770.05	69.31	41,148.52	44.51
DLA- Snow Removal	0.00	0.00	18,735.55	20.26
DLA- Pool Maintenance	2,266.49	20.22	3,415.67	3.69
DLA- Taxes & Licenses	-453.00	-4.04	1,582.93	1.71
DLA- Gas Clubhouse	371.48	3.31	1,346.50	1.46
DLA- Insurance	1,097.34	9.79	5,476.00	5.92
DLA- Common Electricity	293.82	2.62	1,153.71	1.25
DLA- Property Maintenance	0.00	0.00	200.00	0.22
DLA- Building Maintenance	932.00	8.31	3,396.50	3.67
DLA- Clubhouse Cleaning	265.00	2.36	1,896.37	2.05
DLA- Supplies	0.00	0.00	395.50	0.43
Total Draper Landing HOA Expenses	14,718.80	131.30	88,582.70	95.81
Total Operating Expense	15,460.80	137.92	93,776.70	101.43

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-4,250.80	-37.92	-1,321.30	-1.43
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	8,676.00	77.40	18,198.00	19.68
Interest on Bank Accounts	78.16	0.70	534.77	0.58
Mutual Fund Value Increase/Decrease	748.82	6.68	8,399.53	9.08
Total Other Income	9,502.98	84.77	27,132.30	29.35
Net Other Income	9,502.98	84.77	27,132.30	29.35
Total Income	20,712.98	184.77	119,587.70	129.35
Total Expense	15,460.80	137.92	93,776.70	101.43
Net Income	5,252.18	46.85	25,811.00	27.92