

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	170,156.13
Checking - Cash in Bank	10,698.25
Savings/Reserve Account	50.39
Money Market / Capital Reserve	28,077.12
Total Cash	208,981.89
TOTAL ASSETS	208,981.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,132.00
Total Liabilities	6,132.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-63,286.64
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	202,849.89
TOTAL LIABILITIES & CAPITAL	208,981.89

Income Statement

Welch Randall

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

As of: Aug 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	12,060.00	100.00	105,310.00	99.56
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	360.00	0.34
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	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	12,060.00	100.00	105,775.40	100.00
Expense				
Property Management				
Management Fee	742.00	6.15	5,936.00	5.61
Total Property Management	742.00	6.15	5,936.00	5.61
Draper Landing HOA Expenses				
DLA- Water	1,278.83	10.60	4,495.14	4.25
DLA- Sewer	25.00	0.21	200.00	0.19
DLA- Storm Water	343.00	2.84	2,744.00	2.59
DLA- Internet	65.00	0.54	520.00	0.49
DLA- Garbage	449.52	3.73	4,037.66	3.82
DLA- Landscaping	33,528.20	278.01	66,906.67	63.25
DLA- Snow Removal	0.00	0.00	18,735.55	17.71
DLA- Pool Maintenance	1,536.39	12.74	4,952.06	4.68
DLA- Taxes & Licenses	0.00	0.00	1,582.93	1.50
DLA- Gas Clubhouse	186.83	1.55	1,533.33	1.45
DLA- Insurance	1,097.34	9.10	6,573.34	6.21
DLA- Common Electricity	341.42	2.83	1,495.13	1.41
DLA- Property Maintenance	69,641.96	577.46	69,841.96	66.03
DLA- Building Maintenance	0.00	0.00	3,396.50	3.21
DLA- Clubhouse Cleaning	265.00	2.20	2,161.37	2.04
DLA- Supplies	0.00	0.00	395.50	0.37
Total Draper Landing HOA Expenses	108,758.49	901.81	189,571.14	179.22
Total Operating Expense	109,500.49	907.96	195,507.14	184.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-97,440.49	-807.96	-89,731.74	-84.83
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	4,775.00	39.59	21,723.00	20.54
Interest on Bank Accounts	747.90	6.20	1,282.67	1.21
Mutual Fund Value Increase/Decrease	-4,960.10	-41.13	3,439.43	3.25
Total Other Income	562.80	4.67	26,445.10	25.00
Net Other Income	562.80	4.67	26,445.10	25.00
Total Income	12,622.80	104.67	132,220.50	125.00
Total Expense	109,500.49	907.96	195,507.14	184.83
Net Income	-96,877.69	-803.30	-63,286.64	-59.83