

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	110,564.11
Checking - Cash in Bank	30,068.60
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,125.99
Total Cash	141,809.09
TOTAL ASSETS	141,809.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,077.00
Total Liabilities	6,077.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-130,404.44
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	135,732.09
TOTAL LIABILITIES & CAPITAL	141,809.09

Income Statement

Welch Randall

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

As of: Sep 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	12,230.00	94.44	117,540.00	99.00
HOA Reinvestment Fee / Transfer Fee	720.00	5.56	1,080.00	0.91
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	50.00	0.04
Interest Income	0.00	0.00	5.40	0.00
Late Fee	0.00	0.00	50.00	0.04
Total Operating Income	12,950.00	100.00	118,725.40	100.00
Expense				
Property Management				
Management Fee	742.00	5.73	6,678.00	5.62
Total Property Management	742.00	5.73	6,678.00	5.62
Real Estate				
Administrative				
Bank Fees /Interest	25.00	0.19	25.00	0.02
Total Administrative	25.00	0.19	25.00	0.02
Total Real Estate	25.00	0.19	25.00	0.02
Draper Landing HOA Expenses				
DLA- Water	1,946.86	15.03	6,442.00	5.43
DLA- Sewer	25.00	0.19	225.00	0.19
DLA- Storm Water	343.00	2.65	3,087.00	2.60
DLA- Internet	65.00	0.50	585.00	0.49
DLA- Garbage	584.68	4.51	4,622.34	3.89
DLA- Landscaping	6,599.05	50.96	73,505.72	61.91
DLA- Snow Removal	0.00	0.00	18,735.55	15.78
DLA- Pool Maintenance	40.00	0.31	4,992.06	4.20
DLA- Taxes & Licenses	0.00	0.00	1,582.93	1.33
DLA- Gas Clubhouse	447.99	3.46	1,981.32	1.67
DLA- Insurance	461.34	3.56	5,937.34	5.00
DLA- Common Electricity	354.07	2.73	1,849.20	1.56
DLA- Property Maintenance	195.00	1.51	70,036.96	58.99
DLA- Building Maintenance	68,973.00	532.61	72,369.50	60.96
DLA- Clubhouse Cleaning	265.00	2.05	2,426.37	2.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DLA- Supplies	210.00	1.62	605.50	0.51
Total Draper Landing HOA Expenses	80,509.99	621.70	268,983.79	226.56
Total Operating Expense	81,276.99	627.62	275,686.79	232.21
NOI - Net Operating Income	-68,326.99	-527.62	-156,961.39	-132.21
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	3,630.00	28.03	25,353.00	21.35
Interest on Bank Accounts	73.87	0.57	1,356.54	1.14
Mutual Fund Value Increase/Decrease	-3,592.02	-27.74	-152.59	-0.13
Total Other Income	111.85	0.86	26,556.95	22.37
Net Other Income	111.85	0.86	26,556.95	22.37
Total Income	13,061.85	100.86	145,282.35	122.37
Total Expense	81,276.99	627.62	275,686.79	232.21
Net Income	-68,215.14	-526.76	-130,404.44	-109.84