

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	108,665.63
Checking - Cash in Bank	14,877.97
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,130.61
Total Cash	124,724.60
TOTAL ASSETS	124,724.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,127.00
Total Liabilities	9,127.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-150,538.93
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	115,597.60
TOTAL LIABILITIES & CAPITAL	124,724.60

Income Statement

Welch Randall

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

As of: Oct 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	11,870.00	99.75	129,410.00	99.07
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,080.00	0.83
Clubhouse / Pool	30.00	0.25	30.00	0.02
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	11,900.00	100.00	130,625.40	100.00
Expense				
Property Management				
Management Fee	742.00	6.24	7,420.00	5.68
Total Property Management	742.00	6.24	7,420.00	5.68
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	25.00	0.02
Total Administrative	0.00	0.00	25.00	0.02
Total Real Estate	0.00	0.00	25.00	0.02
Draper Landing HOA Expenses				
DLA- Water	1,177.04	9.89	7,619.04	5.83
DLA- Sewer	25.00	0.21	250.00	0.19
DLA- Storm Water	343.00	2.88	3,430.00	2.63
DLA- Internet	65.00	0.55	650.00	0.50
DLA- Garbage	1,661.66	13.96	6,284.00	4.81
DLA- Landscaping	4,993.38	41.96	78,499.10	60.09
DLA- Snow Removal	0.00	0.00	18,735.55	14.34
DLA- Pool Maintenance	14,214.45	119.45	19,206.51	14.70
DLA- Taxes & Licenses	0.00	0.00	1,582.93	1.21
DLA- Gas Clubhouse	97.51	0.82	2,078.83	1.59
DLA- Insurance	8,504.66	71.47	14,442.00	11.06
DLA- Common Electricity	353.93	2.97	2,203.13	1.69
DLA- Property Maintenance	6,705.00	56.34	76,741.96	58.75
DLA- Building Maintenance	0.00	0.00	72,369.50	55.40
DLA- Clubhouse Cleaning	265.00	2.23	2,691.37	2.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
DLA- Supplies	0.00	0.00	605.50	0.46
Total Draper Landing HOA Expenses	38,405.63	322.74	307,389.42	235.32
Total Operating Expense	39,147.63	328.97	314,834.42	241.02
NOI - Net Operating Income	-27,247.63	-228.97	-184,209.02	-141.02
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	9,007.00	75.69	34,360.00	26.30
Interest on Bank Accounts	4.62	0.04	1,361.16	1.04
Mutual Fund Value Increase/Decrease	-1,898.48	-15.95	-2,051.07	-1.57
Total Other Income	7,113.14	59.77	33,670.09	25.78
Net Other Income	7,113.14	59.77	33,670.09	25.78
Total Income	19,013.14	159.77	164,295.49	125.78
Total Expense	39,147.63	328.97	314,834.42	241.02
Net Income	-20,134.49	-169.20	-150,538.93	-115.24