

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	119,648.61
Checking - Cash in Bank	27,211.31
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,141.15
Total Cash	148,051.46
TOTAL ASSETS	148,051.46
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,687.00
Total Liabilities	6,687.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-124,772.07
Calculated Prior Years Retained Earnings	-24,667.84
Total Capital	141,364.46
TOTAL LIABILITIES & CAPITAL	148,051.46

Income Statement

Welch Randall

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

As of: Dec 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	12,770.00	100.00	155,160.00	99.22
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,080.00	0.69
Clubhouse / Pool	0.00	0.00	30.00	0.02
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	0.00	0.00	5.40	0.00
Late Fee	0.00	0.00	50.00	0.03
Total Operating Income	12,770.00	100.00	156,375.40	100.00
Expense				
Property Management				
Management Fee	742.00	5.81	8,904.00	5.69
Total Property Management	742.00	5.81	8,904.00	5.69
Bank Fees / Interest	0.00	0.00	25.00	0.02
Draper Landing HOA Expenses				
DLA- Water	789.34	6.18	8,868.02	5.67
DLA- Sewer	25.00	0.20	300.00	0.19
DLA- Storm Water	343.00	2.69	4,116.00	2.63
DLA- Internet	65.00	0.51	780.00	0.50
DLA- Garbage	839.97	6.58	7,710.73	4.93
DLA- Landscaping	4,585.34	35.91	83,084.44	53.13
DLA- Snow Removal	0.00	0.00	18,735.55	11.98
DLA- Pool Maintenance	0.00	0.00	19,206.51	12.28
DLA- Taxes & Licenses	0.00	0.00	1,582.93	1.01
DLA- Gas Clubhouse	56.70	0.44	2,143.18	1.37
DLA- Insurance	0.00	0.00	14,442.00	9.24
DLA- Common Electricity	135.91	1.06	2,479.10	1.59
DLA- Property Maintenance	955.29	7.48	77,697.25	49.69
DLA- Building Maintenance	0.00	0.00	72,369.50	46.28
DLA- Clubhouse Cleaning	265.00	2.08	3,221.37	2.06
DLA- Supplies	0.00	0.00	605.50	0.39
Total Draper Landing HOA Expenses	8,060.55	63.12	317,342.08	202.94
Total Operating Expense	8,802.55	68.93	326,271.08	208.65

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	3,967.45	31.07	-169,895.68	-108.65
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	170.00	1.33	34,820.00	22.27
Interest on Bank Accounts	6.23	0.05	1,371.70	0.88
Mutual Fund Value Increase/Decrease	4,952.13	38.78	8,931.91	5.71
Total Other Income	5,128.36	40.16	45,123.61	28.86
Net Other Income	5,128.36	40.16	45,123.61	28.86
Total Income	17,898.36	140.16	201,499.01	128.86
Total Expense	8,802.55	68.93	326,271.08	208.65
Net Income	9,095.81	71.23	-124,772.07	-79.79