

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	118,682.13
Checking - Cash in Bank	39,443.35
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,144.27
Total Cash	159,320.14
TOTAL ASSETS	159,320.14
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,777.00
Total Liabilities	11,777.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	6,178.68
Calculated Prior Years Retained Earnings	-149,439.91
Total Capital	147,543.14
TOTAL LIABILITIES & CAPITAL	159,320.14

Income Statement

Welch Randall

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

As of: Jan 2024

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	13,120.00	99.41	13,120.00	99.41
Fine & Violation	50.00	0.38	50.00	0.38
Interest Income	2.70	0.02	2.70	0.02
Late Fee	25.00	0.19	25.00	0.19
Total Operating Income	13,197.70	100.00	13,197.70	100.00
Expense				
Property Management				
Management Fee	742.00	5.62	742.00	5.62
Total Property Management	742.00	5.62	742.00	5.62
Draper Landing HOA Expenses				
DLA- Water	0.00	0.00	0.00	0.00
DLA- Sewer	25.00	0.19	25.00	0.19
DLA- Storm Water	343.00	2.60	343.00	2.60
DLA- Internet	65.00	0.49	65.00	0.49
DLA- Garbage	1,612.76	12.22	1,612.76	12.22
DLA- Snow Removal	0.00	0.00	0.00	0.00
DLA- Taxes & Licenses	0.00	0.00	0.00	0.00
DLA- Gas Clubhouse	148.20	1.12	148.20	1.12
DLA- Insurance	3,295.00	24.97	3,295.00	24.97
DLA- Common Electricity	139.70	1.06	139.70	1.06
DLA- Building Maintenance	0.00	0.00	0.00	0.00
DLA- Clubhouse Cleaning	265.00	2.01	265.00	2.01
Total Draper Landing HOA Expenses	5,893.66	44.66	5,893.66	44.66
Total Operating Expense	6,635.66	50.28	6,635.66	50.28
NOI - Net Operating Income	6,562.04	49.72	6,562.04	49.72
Other Income & Expense				
Other Income				
Special Assessment	580.00	4.39	580.00	4.39
Interest on Bank Accounts	3.12	0.02	3.12	0.02
Mutual Fund Value	-966.48	-7.32	-966.48	-7.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Increase/Decrease				
Total Other Income	<u>-383.36</u>	<u>-2.90</u>	<u>-383.36</u>	<u>-2.90</u>
Net Other Income	<u>-383.36</u>	<u>-2.90</u>	<u>-383.36</u>	<u>-2.90</u>
Total Income	12,814.34	97.10	12,814.34	97.10
Total Expense	6,635.66	50.28	6,635.66	50.28
Net Income	<u><u>6,178.68</u></u>	<u><u>46.82</u></u>	<u><u>6,178.68</u></u>	<u><u>46.82</u></u>