

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	119,792.08
Checking - Cash in Bank	54,074.12
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,145.58
Total Cash	175,062.17
TOTAL ASSETS	175,062.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,405.00
Total Liabilities	4,405.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	29,292.71
Calculated Prior Years Retained Earnings	-149,439.91
Total Capital	170,657.17
TOTAL LIABILITIES & CAPITAL	175,062.17

Income Statement

Welch Randall

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

As of: Feb 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	15,781.99	96.13	28,901.99	97.59
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	60.00	0.37	60.00	0.20
Fine & Violation	500.00	3.05	550.00	1.86
Interest Income	0.00	0.00	2.70	0.01
Late Fee	75.00	0.46	100.00	0.34
Total Operating Income	16,416.99	100.00	29,614.69	100.00
Expense				
Property Management				
Management Fee	742.00	4.52	1,484.00	5.01
Total Property Management	742.00	4.52	1,484.00	5.01
Draper Landing HOA Expenses				
DLA- Water	186.66	1.14	186.66	0.63
DLA- Sewer	33.00	0.20	58.00	0.20
DLA- Storm Water	343.00	2.09	686.00	2.32
DLA- Internet	65.00	0.40	130.00	0.44
DLA- Garbage	1,173.32	7.15	2,786.08	9.41
DLA- Landscaping	0.00	0.00	0.00	0.00
DLA- Snow Removal	5,226.00	31.83	5,226.00	17.65
DLA- Taxes & Licenses	0.00	0.00	0.00	0.00
DLA- Gas Clubhouse	131.62	0.80	279.82	0.94
DLA- Insurance	0.00	0.00	3,295.00	11.13
DLA- Common Electricity	273.17	1.66	412.87	1.39
DLA- Property Maintenance	110.00	0.67	110.00	0.37
DLA- Building Maintenance	346.42	2.11	346.42	1.17
DLA- Clubhouse Cleaning	364.97	2.22	629.97	2.13
DLA- Supplies	108.06	0.66	108.06	0.36
Total Draper Landing HOA Expenses	8,361.22	50.93	14,254.88	48.13
Total Operating Expense	9,103.22	55.45	15,738.88	53.15

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	7,313.77	44.55	13,875.81	46.85
Other Income & Expense				
Other Income				
Special Assessment	14,689.00	89.47	15,269.00	51.56
Interest on Bank Accounts	1.31	0.01	4.43	0.01
Mutual Fund Value Increase/Decrease	1,109.95	6.76	143.47	0.48
Total Other Income	15,800.26	96.24	15,416.90	52.06
Net Other Income	15,800.26	96.24	15,416.90	52.06
Total Income	32,217.25	196.24	45,031.59	152.06
Total Expense	9,103.22	55.45	15,738.88	53.15
Net Income	23,114.03	140.79	29,292.71	98.91