

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	79,892.11
Checking - Cash in Bank	50,748.72
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,121.89
Total Cash	131,813.11
TOTAL ASSETS	131,813.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,895.00
Total Liabilities	3,895.00
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	-13,446.35
Calculated Prior Years Retained Earnings	-149,439.91
Total Capital	127,918.11
TOTAL LIABILITIES & CAPITAL	131,813.11

Income Statement

Welch Randall

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

As of: Mar 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	11,288.01	97.78	40,570.00	97.67
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	0.00	0.00	60.00	0.14
Fine & Violation	200.00	1.73	750.00	1.81
Interest Income	5.70	0.05	8.40	0.02
Late Fee	50.00	0.43	150.00	0.36
Total Operating Income	11,543.71	100.00	41,538.40	100.00
Expense				
Property Management				
Management Fee	742.00	6.43	2,226.00	5.36
Total Property Management	742.00	6.43	2,226.00	5.36
Draper Landing HOA Expenses				
DLA- Water	321.58	2.79	508.24	1.22
DLA- Sewer	33.00	0.29	91.00	0.22
DLA- Storm Water	343.00	2.97	1,029.00	2.48
DLA- Internet	65.00	0.56	195.00	0.47
DLA- Garbage	822.30	7.12	3,608.38	8.69
DLA- Landscaping	0.00	0.00	0.00	0.00
DLA- Snow Removal	0.00	0.00	5,226.00	12.58
DLA- Pool Maintenance	7,738.57	67.04	7,738.57	18.63
DLA- Taxes & Licenses	895.00	7.75	895.00	2.15
DLA- Gas Clubhouse	100.53	0.87	380.35	0.92
DLA- Insurance	0.00	0.00	3,295.00	7.93
DLA- Common Electricity	131.63	1.14	544.50	1.31
DLA- Property Maintenance	0.00	0.00	110.00	0.26
DLA- Building Maintenance	49,391.00	427.86	49,737.42	119.74
DLA- Clubhouse Cleaning	265.00	2.30	894.97	2.15
DLA- Supplies	0.00	0.00	108.06	0.26
Total Draper Landing HOA Expenses	60,106.61	520.69	74,361.49	179.02
Total Operating Expense	60,848.61	527.11	76,587.49	184.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-49,304.90	-427.11	-35,049.09	-84.38
Other Income & Expense				
Other Income				
Special Assessment	6,479.50	56.13	21,378.50	51.47
Interest on Bank Accounts	-23.69	-0.21	-19.26	-0.05
Mutual Fund Value Increase/Decrease	100.03	0.87	243.50	0.59
Total Other Income	6,555.84	56.79	21,602.74	52.01
Net Other Income	6,555.84	56.79	21,602.74	52.01
Total Income	18,099.55	156.79	63,141.14	152.01
Total Expense	60,848.61	527.11	76,587.49	184.38
Net Income	-42,749.06	-370.32	-13,446.35	-32.37