Balance Sheet

Properties: Draper Landing - Draper Landing 5300 S. Adams Ave Pkway Ste#8 Draper, UT 84020
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	60,913.66
Checking - Cash in Bank	159,784.75
Savings/Reserve Account	50.39
Total Cash	**220,748.80**
TOTAL ASSETS	**220,748.80**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,235.00
Total Liabilities	**6,235.00**
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	66,741.03
Calculated Prior Years Retained Earnings	-143,031.60
Total Capital	**214,513.80**
TOTAL LIABILITIES & CAPITAL	**220,748.80**

Income Statement

Welch Randall

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

As of: Apr 2026

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	12,885.00	96.19	66,230.00	98.97
HOA Reinvestment Fee / Transfer Fee	460.00	3.43	460.00	0.69
Fine & Violation	50.00	0.37	180.00	0.27
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	50.00	0.07
Total Operating Income	**13,395.00**	**100.00**	**66,920.00**	**100.00**
Expense				
Property Management				
Management Fee	742.00	5.54	2,968.00	4.44
Total Property Management	**742.00**	**5.54**	**2,968.00**	**4.44**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Draper Landing HOA Expenses				
DLA- Water	360.74	2.69	1,442.96	2.16
DLA- Sewer	35.00	0.26	138.00	0.21
DLA- Storm Water	343.00	2.56	1,372.00	2.05
DLA- Internet	65.00	0.49	260.00	0.39
DLA- Garbage	1,027.87	7.67	4,181.16	6.25
DLA- Landscaping	2,292.00	17.11	8,140.50	12.16
DLA- Snow Removal	0.00	0.00	0.00	0.00
DLA- Pool Maintenance	0.00	0.00	515.00	0.77
DLA- Gas Clubhouse	19.08	0.14	189.78	0.28
DLA- Insurance	0.00	0.00	2,721.60	4.07
DLA- Common Electricity	138.29	1.03	558.74	0.83
DLA- Property Maintenance	0.00	0.00	536.52	0.80
DLA- Clubhouse Cleaning	1,060.00	7.91	1,855.00	2.77
DLA- Supplies	0.00	0.00	294.20	0.44
Total Draper Landing HOA Expenses	**5,340.98**	**39.87**	**22,205.46**	**33.18**
Total Operating Expense	**6,082.98**	**45.41**	**25,173.46**	**37.62**
NOI - Net Operating Income	**7,312.02**	**54.59**	**41,746.54**	**62.38**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Special Assessment	6,478.00	48.36	24,024.02	35.90
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Mutual Fund Value Increase/Decrease	1,323.34	9.88	970.47	1.45
Total Other Income	**7,801.34**	**58.24**	**24,994.49**	**37.35**
Net Other Income	**7,801.34**	**58.24**	**24,994.49**	**37.35**
Total Income	21,196.34	158.24	91,914.49	137.35
Total Expense	6,082.98	45.41	25,173.46	37.62
Net Income	**15,113.36**	**112.83**	**66,741.03**	**99.73**