

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	68,030.29
Checking - Cash in Bank	97,258.44
Savings/Reserve Account	50.39
Total Cash	165,339.12
TOTAL ASSETS	165,339.12
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,309.30
Total Liabilities	9,309.30
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	8,257.05
Calculated Prior Years Retained Earnings	-143,031.60
Total Capital	156,029.82
TOTAL LIABILITIES & CAPITAL	165,339.12

Income Statement

Welch Randall LLC

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

As of: Aug 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	16,517.50	99.56	132,471.99	98.84
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	920.00	0.69
Clubhouse / Pool	0.00	0.00	76.52	0.06
Fine & Violation	0.00	0.00	330.00	0.25
Interest Income	7.50	0.05	13.50	0.01
Late Fee	65.00	0.39	220.00	0.16
Total Operating Income	16,590.00	100.00	134,032.01	100.00
Expense				
Property Management				
Management Fee	742.00	4.47	5,936.00	4.43
Total Property Management	742.00	4.47	5,936.00	4.43
Bank Fees / Interest	0.00	0.00	0.00	0.00
Draper Landing HOA Expenses				
DLA- Water	1,618.87	9.76	5,293.83	3.95
DLA- Sewer	35.00	0.21	278.00	0.21
DLA- Storm Water	343.00	2.07	2,744.00	2.05
DLA- Internet	65.00	0.39	520.00	0.39
DLA- Garbage	1,399.62	8.44	10,110.23	7.54
DLA- Landscaping	11,417.00	68.82	29,479.00	21.99
DLA- Snow Removal	0.00	0.00	0.00	0.00
DLA- Pool Maintenance	1,572.48	9.48	12,530.58	9.35
DLA- Taxes & Licenses	1,200.00	7.23	1,740.00	1.30
DLA- Gas Clubhouse	129.90	0.78	867.24	0.65
DLA- Insurance	1,488.81	8.97	14,326.72	10.69
DLA- Common Electricity	0.00	0.00	1,614.91	1.20
DLA- Property Maintenance	36,726.51	221.38	37,583.03	28.04
DLA- Building Maintenance	0.00	0.00	35,211.50	26.27
DLA- Clubhouse Cleaning	265.00	1.60	2,915.00	2.17
DLA- Supplies	0.00	0.00	577.02	0.43
Total Draper Landing HOA Expenses	56,261.19	339.13	155,791.06	116.23
Total Operating Expense	57,003.19	343.60	161,727.06	120.66

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-40,413.19	-243.60	-27,695.05	-20.66
Other Income & Expense				
Other Income				
Special Assessment	500.00	3.01	35,865.00	26.76
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Mutual Fund Value Increase/Decrease	-117.62	-0.71	87.10	0.06
Total Other Income	382.38	2.30	35,952.10	26.82
Net Other Income	382.38	2.30	35,952.10	26.82
Total Income	16,972.38	102.30	169,984.11	126.82
Total Expense	57,003.19	343.60	161,727.06	120.66
Net Income	-40,030.81	-241.29	8,257.05	6.16