Balance Sheet

Properties: Draper Landing - Draper Landing 5300 S. Adams Ave Pkway Ste#8 Draper, UT 84020
As of: 06/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	65,460.60
Checking - Cash in Bank	133,834.14
Savings/Reserve Account	50.39
Total Cash	**199,345.13**
TOTAL ASSETS	**199,345.13**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,825.00
Total Liabilities	**6,825.00**
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	44,747.36
Calculated Prior Years Retained Earnings	-143,031.60
Total Capital	**192,520.13**
TOTAL LIABILITIES & CAPITAL	**199,345.13**

Income Statement

Welch Randall LLC

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

As of: Jun 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	15,020.00	95.24	98,335.00	98.56
HOA Reinvestment Fee / Transfer Fee	460.00	2.92	920.00	0.92
Clubhouse / Pool	40.74	0.26	40.74	0.04
Fine & Violation	250.00	1.59	430.00	0.43
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	50.00	0.05
Total Operating Income	**15,770.74**	**100.00**	**99,775.74**	**100.00**
Expense				
Property Management				
Management Fee	742.00	4.70	4,452.00	4.46
Total Property Management	**742.00**	**4.70**	**4,452.00**	**4.46**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Draper Landing HOA Expenses				
DLA- Water	751.86	4.77	2,607.87	2.61
DLA- Sewer	35.00	0.22	208.00	0.21
DLA- Storm Water	343.00	2.17	2,058.00	2.06
DLA- Internet	65.00	0.41	390.00	0.39
DLA- Garbage	1,585.74	10.05	6,791.29	6.81
DLA- Landscaping	9,921.50	62.91	18,062.00	18.10
DLA- Snow Removal	0.00	0.00	0.00	0.00
DLA- Pool Maintenance	8,822.27	55.94	9,921.71	9.94
DLA- Taxes & Licenses	0.00	0.00	540.00	0.54
DLA- Gas Clubhouse	276.50	1.75	482.49	0.48
DLA- Insurance	1,181.00	7.49	5,894.60	5.91
DLA- Common Electricity	257.21	1.63	952.28	0.95
DLA- Property Maintenance	0.00	0.00	686.52	0.69
DLA- Building Maintenance	35,211.50	223.27	35,211.50	35.29
DLA- Clubhouse Cleaning	265.00	1.68	2,385.00	2.39
DLA- Supplies	0.00	0.00	577.02	0.58
Total Draper Landing HOA Expenses	**58,715.58**	**372.31**	**86,768.28**	**86.96**
Total Operating Expense	**59,457.58**	**377.01**	**91,220.28**	**91.43**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**-43,686.84**	**-277.01**	**8,555.46**	**8.57**
Other Income & Expense				
Other Income				
Special Assessment	9,576.96	60.73	34,674.49	34.75
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Mutual Fund Value Increase/Decrease	483.74	3.07	1,517.41	1.52
Total Other Income	**10,060.70**	**63.79**	**36,191.90**	**36.27**
Net Other Income	**10,060.70**	**63.79**	**36,191.90**	**36.27**
Total Income	25,831.44	163.79	135,967.64	136.27
Total Expense	59,457.58	377.01	91,220.28	91.43
Net Income	**-33,626.14**	**-213.22**	**44,747.36**	**44.85**