Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Draper Landing Mutual Fund Account	62,976.86
Checking - Cash in Bank	169,854.02
Savings/Reserve Account	50.39
Total Cash	**232,881.27**
TOTAL ASSETS	232,881.27
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,735.00
Total Liabilities	**6,735.00**
Capital	
Retained Earnings	290,804.37
Calculated Retained Earnings	78,373.50
Calculated Prior Years Retained Earnings	-143,031.60
Total Capital	**226,146.27**
TOTAL LIABILITIES & CAPITAL	232,881.27

Income Statement

Welch Randall LLC

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

As of: May 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	15,245.00	100.00	82,625.00	99.17
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	460.00	0.55
Fine & Violation	0.00	0.00	180.00	0.22
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	50.00	0.06
Total Operating Income	**15,245.00**	**100.00**	**83,315.00**	**100.00**
Expense				
Property Management				
Management Fee	742.00	4.87	3,710.00	4.45
Total Property Management	**742.00**	**4.87**	**3,710.00**	**4.45**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Draper Landing HOA Expenses				
DLA- Water	413.05	2.71	1,856.01	2.23
DLA- Sewer	35.00	0.23	173.00	0.21
DLA- Storm Water	343.00	2.25	1,715.00	2.06
DLA- Internet	65.00	0.43	325.00	0.39
DLA- Garbage	1,024.39	6.72	5,205.55	6.25
DLA- Landscaping	0.00	0.00	8,140.50	9.77
DLA- Snow Removal	0.00	0.00	0.00	0.00
DLA- Pool Maintenance	584.44	3.83	1,099.44	1.32
DLA- Taxes & Licenses	540.00	3.54	540.00	0.65
DLA- Gas Clubhouse	16.21	0.11	205.99	0.25
DLA- Insurance	1,992.00	13.07	4,713.60	5.66
DLA- Common Electricity	136.33	0.89	695.07	0.83
DLA- Property Maintenance	150.00	0.98	686.52	0.82
DLA- Building Maintenance	0.00	0.00	0.00	0.00
DLA- Clubhouse Cleaning	265.00	1.74	2,120.00	2.54
DLA- Supplies	282.82	1.86	577.02	0.69
Total Draper Landing HOA Expenses	**5,847.24**	**38.36**	**28,052.70**	**33.67**
Total Operating Expense	**6,589.24**	**43.22**	**31,762.70**	**38.12**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**8,655.76**	**56.78**	**51,552.30**	**61.88**
Other Income & Expense				
Other Income				
Special Assessment	2,783.51	18.26	25,787.53	30.95
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Mutual Fund Value Increase/Decrease	63.20	0.41	1,033.67	1.24
Total Other Income	**2,846.71**	**18.67**	**26,821.20**	**32.19**
Net Other Income	**2,846.71**	**18.67**	**26,821.20**	**32.19**
Total Income	18,091.71	118.67	110,136.20	132.19
Total Expense	6,589.24	43.22	31,762.70	38.12
Net Income	**11,502.47**	**75.45**	**78,373.50**	**94.07**