

# Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Draper Landing Mutual Fund Account	54,806.84
Checking - Cash in Bank	43,595.37
Savings/Reserve Account	50.39
Money Market / Capital Reserve	1,098.59
<b>Total Cash</b>	<b>99,551.19</b>
<b>TOTAL ASSETS</b>	<b>99,551.19</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,065.00
<b>Total Liabilities</b>	<b>6,065.00</b>
<b>Capital</b>	
Retained Earnings	290,804.37
Calculated Retained Earnings	-47,878.27
Calculated Prior Years Retained Earnings	-149,439.91
<b>Total Capital</b>	<b>93,486.19</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>99,551.19</b>

# Income Statement

Welch Randall

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

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	12,020.00	94.87	55,290.00	97.16
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Clubhouse / Pool	30.00	0.24	90.00	0.16
Fine & Violation	600.00	4.74	1,350.00	2.37
Interest Income	0.00	0.00	8.40	0.01
NSF Fees Collected	20.00	0.16	20.00	0.04
Late Fee	0.00	0.00	150.00	0.26
<b>Total Operating Income</b>	<b>12,670.00</b>	<b>100.00</b>	<b>56,908.40</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	742.00	5.86	2,968.00	5.22
<b>Total Property Management</b>	<b>742.00</b>	<b>5.86</b>	<b>2,968.00</b>	<b>5.22</b>
Bank Fees / Interest	25.00	0.20	25.00	0.04
<b>Draper Landing HOA Expenses</b>				
DLA- Water	324.72	2.56	832.96	1.46
DLA- Sewer	33.00	0.26	124.00	0.22
DLA- Storm Water	343.00	2.71	1,372.00	2.41
DLA- Internet	65.00	0.51	260.00	0.46
DLA- Garbage	821.04	6.48	4,429.42	7.78
DLA- Landscaping	0.00	0.00	0.00	0.00
DLA- Snow Removal	0.00	0.00	5,226.00	9.18
DLA- Pool Maintenance	95.00	0.75	7,833.57	13.77
DLA- Taxes & Licenses	540.00	4.26	1,435.00	2.52
DLA- Gas Clubhouse	66.26	0.52	446.61	0.78
DLA- Insurance	0.00	0.00	3,295.00	5.79
DLA- Common Electricity	129.84	1.02	674.34	1.18
DLA- Property Maintenance	110.00	0.87	220.00	0.39
DLA- Building Maintenance	49,391.00	389.83	99,128.42	174.19
DLA- Clubhouse Cleaning	265.00	2.09	1,159.97	2.04
DLA- Supplies	0.00	0.00	108.06	0.19
<b>Total Draper Landing HOA Expenses</b>	<b>52,183.86</b>	<b>411.87</b>	<b>126,545.35</b>	<b>222.37</b>
<b>Total Operating</b>	<b>52,950.86</b>	<b>417.92</b>	<b>129,538.35</b>	<b>227.63</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Expense</b>				
NOI - Net Operating Income	-40,280.86	-317.92	-72,629.95	-127.63
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	6,832.51	53.93	25,611.01	45.00
Interest on Bank Accounts	1.70	0.01	-17.56	-0.03
Mutual Fund Value Increase/Decrease	-1,085.27	-8.57	-841.77	-1.48
<b>Total Other Income</b>	<b>5,748.94</b>	<b>45.37</b>	<b>24,751.68</b>	<b>43.49</b>
<b>Net Other Income</b>	<b>5,748.94</b>	<b>45.37</b>	<b>24,751.68</b>	<b>43.49</b>
Total Income	18,418.94	145.37	81,660.08	143.49
Total Expense	52,950.86	417.92	129,538.35	227.63
<b>Net Income</b>	<b>-34,531.92</b>	<b>-272.55</b>	<b>-47,878.27</b>	<b>-84.13</b>