

2022 Annual Report of the United Effort Plan Trust

In accordance with Section 5.6.1(b) of the Reformed Declaration of Trust of the United Effort Plan Trust Dated October 25, 2006 (the “Trust Declaration”), the United Effort Plan Trust hereby provides the following information regarding the Trust, effective December 31, 2022:

Exhibit A: Balance Sheet showing assets and liabilities as of December 31, 2022;

Exhibit B: Profit and Loss Statement showing receipts and disbursements for 2022;

Exhibit C: Schedule of Trustee compensation for 2022;

Exhibit D: Schedule of Trust real property sold/distributed in 2022; and

Exhibit E: Schedule of Trust real property as of December 31, 2022.

EXHIBIT “A”

United Effort Plan Trust
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	2,339,049.94
Other Current Assets	357,529.06
Total Current Assets	2,696,579.00
Fixed Assets	
Arizona Property	22,675,878.73
Utah Property	6,307,059.00
Water Rights	10,006,665.00
Canada Property	3,165,300.00
Tax Exempt Properties	2,596,212.00
Subdivision & Engineering	655,879.57
Equipment	956,856.21
Total Fixed Assets	46,363,850.51
Other Assets	
Improvement Projects	733,045.05
Community Projects	2,975,735.43
Commercial Projects	294,440.07
Housing Projects	803,293.66
NR Seller Finance - Village	3,365,756.42
NR Seller Finance - In house	145,765.10
Total Other Assets	8,318,035.73
TOTAL ASSETS	57,378,465.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	593,895.18
Total Liabilities	593,895.18
Equity	
Capital	119,384,331.44
Retained Earnings	-57,048,753.95
Net Income	-5,551,007.43
Total Equity	56,784,570.06
TOTAL LIABILITIES & EQUITY	57,378,465.24

EXHIBIT “B”

United Effort Plan Trust
Profit & Loss
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Occupancy Fees	415,804.46
Lease Pmts	168,619.13
Interest Income	207,796.18
Other Income	38,530.00
Total Income	830,749.77
Expense	
Professional Development	1,156.00
Mortgage broker fees	90,280.58
Charitable Contributions	55,805.33
Advertising	278.10
Bank Charge	1,654.25
Board Fees	79,300.00
Commission	79,900.00
Consulting Fees	72,675.20
Dues and Subscriptions	483.10
Equipment Rental	4,374.71
Fuel	54,721.56
Insurance	27,999.90
Interest	59,337.58
Licenses and Permits	1,163.75
Maintenance	5,519.06
Meals & Board Luncheons	10,421.23
Office	34,697.48
Payroll Expenses	
Employee Benefits	117,429.83
Allocated payroll costs	-727,836.67
Payroll Expenses - Other	983,126.09
Total Payroll Expenses	372,719.25
Payroll Taxes	324,291.52
Postage and Delivery	169.70
Professional Fees	453,874.25
Rent	6,750.00
Repairs & Maintenance	144,180.66
Supplies, Bus	7,385.36
Surveying	87,474.36
Tax, Business	294,828.74
Title Work	7,523.00
Travel Expenses	52,236.64
Utilities	67,185.59
Total Expense	2,398,386.90
Net Ordinary Income	-1,567,637.13
Other Income/Expense	
Other Income	
Sale and Distribution of Land	4,143,687.07
Cost of Land Sold / Distributed	-8,127,057.37
Sale of Property	0.00
Total Other Income	-3,983,370.30
Net Other Income	-3,983,370.30
Net Income	-5,551,007.43

EXHIBIT “C”

Trustee Name	2022 Compensation
Shirlee Draper	\$16,950.00
Ray Jessop Jr	\$12,450.00
Jean Allred	\$9,100.00
Ramona Barlow	\$9,100.00
Leonard Black	\$9,100.00
Miriam Jessop	\$9,100.00
Zachary Renstrom	\$13,500.00
Total:	\$79,300.00

EXHIBIT “D”

2002 Sales/Distributions

Date	Parcel Number	Payment
1/7/22	404-53-110	32,629.68
1/14/22	404-53-448	42,752.92
1/20/22	404-53-607	6,860.70
1/21/22	404-53-606	6,375.00
1/31/22	HD-SHCR-1-41	82,105.94
2/17/22	404-53-213	4,639.14
2/17/22	404-53-455	5,815.25
2/23/22	404-53-177	6,076.62
2/28/22	404-53-330	9,554.28
2/28/22	404-53-628	5,749.92
3/3/22	404-53-187	6,011.28
3/22/22	404-53-556	6,207.00
3/25/22	404-53-039	54,551.34
3/30/22	404-53-022	7,252.74
3/30/22	404-53-091	667.40
3/30/22	404-53-591	6,141.96
4/15/22	404-53-235	15,354.90
4/15/22	404-53-307	22,056.42
4/15/22	HD-SHCR-9-23	21,836.82
4/18/22	HD-SHCR-6-21	23,894.28
4/19/22	404-53-073	47,161.86
4/21/22	HD-SHCR-5-7	501,000.00
4/22/22	404-53-061	52,393.10
4/25/22	404-53-067	90,331.34
4/25/22	HD-SHCR-2-10	58,586.00
5/1/22	404-53-590	80,659.96
5/2/22	404-53-059	1,306.80
5/4/22	404-53-165	6,795.36
5/9/22	HD-SHCR-1-14	52,253.90
5/23/22	404-53-600	7,840.00
5/26/22	404-53-385	87,506.50
6/1/22	404-53-136	5,945.94
6/1/22	404-53-631	22,015.80
6/6/22	404-53-218	83,542.00

2002 Sales/Distributions

Date	Parcel Number	Payment
6/6/22	404-53-504	6,076.62
6/6/22	404-53-505	7,500.00
6/6/22	404-53-513 A	3,070.98
6/10/22	HD-SHCR-10-2	30,986.04
6/10/22	HD-SHCR-7-16	77,579.34
6/21/22	404-53-023	6,664.68
6/21/22	404-53-399	56,193.56
6/22/22	404-53-184	41,032.90
6/23/22	404-53-231A	77,880.00
6/24/22	404-53-212	4,639.14
6/24/22	HD-SHCR-2-13	25,239.24
6/27/22	404-53-160	5,945.94
7/11/22	404-53-002	5,357.88
7/11/22	404-53-242	11,504.60
7/11/22	404-53-308	14,494.47
7/11/22	404-53-495 A	3,332.34
7/12/22	404-53-109	44,724.10
7/12/22	404-53-171	69,479.44
7/13/22	404-53-494 A	46,488.24
7/15/22	404-53-273	4,965.84
7/15/22	HD-SHCR-6-19	601,500.00
7/28/22	404-20-037	88,600.00
7/29/22	404-53-341	25,359.76
7/29/22	HD-SHCR-10-15	5,292.54
7/29/22	HD-SHCR-1-4	5,553.90
8/4/22	404-53-401	167,574.00
8/8/22	404-53-447	6,403.32
8/8/22	404-53-468	34,326.34
8/18/22	HD-SHCR-2-20	56,571.57
8/22/22	404-53-005	113,970.06
8/22/22	404-53-417	6,272.64
8/22/22	404-53-444	58,761.66
8/30/22	404-53-125	83,328.06
8/30/22	404-53-170	40,071.84

2002 Sales/Distributions

Date	Parcel Number	Payment
8/30/22	404-53-272	5,357.88
9/8/22	404-53-410	5,325.00
9/8/22	404-53-558	5,815.26
9/9/22	404-53-124	43,799.34
9/9/22	404-53-260	85,570.00
9/19/22	404-53-614	4,769.82
9/19/22	404-53-615	6,675.00
10/11/22	404-53-388	6,860.70
10/11/22	404-53-623	7,775.46
10/12/22	404-53-101	26,751.32
10/13/22	404-53-007	14,897.52
10/19/22	HD-SHCR-6-18	6,664.68
10/20/22	HD-SHCR-1-23	181,478.52
11/29/22	404-53-185	6,468.66
12/9/22	404-53-378	60,712.62
12/20/22	404-53-374	53,325.00
12/20/22	404-53-533	120,005.38
12/23/22	404-53-588	150,015.06
12/27/22	404-53-366	56,752.60
Total:		4,149,633.01

EXHIBIT “E”

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-20-038	Ditch bank	46,311
404-20-039	Ditch bank	53,142
404-20-040	South Reservoir	156,073
404-21-032	545 W Mohave	67,351
404-21-096	Triangle	67,748
404-21-107	Easement highway 389 Township Crossing	500
404-21-109	Survey error by Colo City park, Pioneer Lane	500
404-27-110	Creekway, south of southyard split*	82,198
404-31-022	Barber Shop	19,469
404-31-075	Triangle	3,018
404-31-079	Creekbed south of Lauritzen Park*	9,999
404-31-080	Creekbed southeast of Lauritzen Park*	17,720
404-31-082	Creek bed	19,833
404-31-083	Creek bed*	500
404-33-020	180 N Central	203,203
404-33-024	180 E University	170,793
404-33-028	185 E Academy	8,477
404-33-032	250 E University*	3,387,716
404-33-057	Restrooms*	129,648
404-33-142	180 N Colvin	207,403
404-53-003	180 S Redwood	79,370
404-53-008	Vacant lot	8,069
404-53-012	400 E Academy	197,350
404-53-013	380 E Academy	6,091
404-53-014	360 E Academy	6,091
404-53-015	340 E Academy	6,034
404-53-016	565 N Midway	57,849
404-53-018	Orchard*	21,029
404-53-019	West orchard, south of UEP garden*	8,200
404-53-021	Vacant, northeast of community center*	12,490
404-53-025	120 E Academy	178,381

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-028	125 E Cooke	7,407
404-53-029	155 E Cooke	156,180
404-53-030	185 E Cooke	91,426
404-53-031	Cottonwood Park*	26,926
404-53-033	80 E Cooke	166,985
404-53-034	50 E Cooke	130,389
404-53-035	520 N Midway	108,588
404-53-036	5 E Uzona	6,339
404-53-040	150 E Cooke	108,126
404-53-041	120 E Cooke	165,558
404-53-043	145 E Uzona	66,583
404-53-045	SE corner of UEP garden*	45,034
404-53-050	160 W Arizona	237,559
404-53-052	185 W Cooke	144,425
404-53-053	165 W Cooke	130,381
404-53-054	SW corner of UEP garden*	46,518
404-53-055	225 W Cooke	132,940
404-53-057	250 W Arizona	120,044
404-53-058	280 W Arizona	165,365
404-53-071	480 N Richard	254,206
404-53-072	520 N Richard	403,511
404-53-075	365 W Arizona	282,341
404-53-076	425 W Uzona	147,606
404-53-077	340 W Arizona	1,278,135
404-53-080	445 W Uzona	284,343
404-53-087	425 N Homestead	35,125
404-53-095	545 N Willow	161,045
404-53-103	550 N Oak	128,688
404-53-105	575 N Oak	79,968
404-53-111	420 N Juniper	108,393
404-53-113	480 N Juniper	343,057

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-114	520 N Juniper	167,530
404-53-116	765 W Uzona	251,328
404-53-118	385 N Willow*	1,288,483
404-53-120	665 W Arizona	445,572
404-53-122	east of potato plant*	4,740
404-53-127	565 W Arizona	292,644
404-53-135	380 N Homestead	370,404
404-53-137	340 W Harker	429,415
404-53-143	Hammon Cemetery	4,824
404-53-149	235 N Central	80,940
404-53-151	50 W Academy	15,233
404-53-153	90 W Academy	448,188
404-53-156	220 W Academy	26,604
404-53-164	240 N Richard	255,324
404-53-166	365 W Harker	231,867
404-53-169	420 W Academy	147,413
404-53-172	250 N Homestead	224,841
404-53-173	270 N Homestead	281,334
404-53-180	260 N Willow	7,578
404-53-181	565 W Harker	261,521
404-53-182	660 W Academy	51,307
404-53-183	680 W Academy	226,524
404-53-188	245 N Willow	143,070
404-53-192	120 N Juniper	152,598
404-53-199	140 N Oak	386,551
404-53-201	180 N Oak	124,450
404-53-204	145 N Willow	131,673
404-53-207	165 N Homestead	270,191
404-53-208	145 N Homestead	143,930
404-53-209	125 N Homestead	131,206
404-53-215A	Water Treatment Plant 45 N Richard*	113,290

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-216	485 W Academy	95,799
404-53-217	465 W Academy	208,898
404-53-219	165 N Pioneer	141,053
404-53-221	125 N Pioneer	179,801
404-53-224	Misc commercial	224,314
404-53-226	Thrift store quonset	73,801
404-53-227A	appx. 450 W Township	378,629
404-53-229A	340 W Township	35,135
404-53-230	380 W Township	35,603
404-53-232	Pasture	12,076
404-53-233	375 W Academy	87,864
404-53-236	265 W Academy	21,450
404-53-237	185 N Central	314,724
404-53-239	145 N Central	163,350
404-53-240	Corner of Central and University	3,389
404-53-241	50 W University	51,296
404-53-243	140 N Pioneer	94,867
404-53-244	160 N Pioneer	186,339
404-53-246	185 N Central	26,352
404-53-247	Vacant south of 155 N Memorial	29,785
404-53-250	345 E Academy	213,768
404-53-252	25 W University	36,549
404-53-253	70 W Township	96,402
404-53-254	90 W Township	199,865
404-53-256	85 W University	123,096
404-53-257A	So Central Telephone	814
404-53-258	Vacant lot	896
404-53-259	55 N Pioneer	474,377
404-53-261	General Rock scalehouse	56,469
404-53-263	65 N Homestead	76,791
404-53-264	45 N Homestead	131,260

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-266	Shop	41,732
404-53-270A	80 N Oak	2,919
404-53-270B	665 W University	2,920
404-53-279A	Well	14,465
404-53-280	145 S Homestead	288,751
404-53-281	520 W Johnson	232,340
404-53-293	55 S Central	19,869
404-53-294	65 S Central	15,378
404-53-295	85 W Central	515,978
404-53-296	50 W Edson	122,806
404-53-297	50 S Pioneer Ln	61,069
404-53-298	West of CVHC	45,299
404-53-299	East corner by CVHC	11,765
404-53-300	Southeast corner by CVHC	11,813
404-53-301	Southwest corner by CVHC	11,674
404-53-306	240 E Edson	28,787
404-53-310	265 E Township	157,289
404-53-316A	225 E Edson	3,010
404-53-316B	[140 S Carling]	3,027
404-53-317	245 E Edson	130,540
404-53-320	180 E Johnson	13,170
404-53-324	125 E Edson	5,828
404-53-327	85 E Edson	32,291
404-53-328	145 S Colvin	98,388
404-53-329	90 E Johnson	73,150
404-53-331	50 E Johnson	281,824
404-53-332	190 S Central	157,942
404-53-334	140 S Central	763,972
404-53-335	110 S Central	233,667
404-53-336	125 S Central	5,678
404-53-338	50 W Johnson	190,060

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-342	150 S Pioneer	165,934
404-53-343	125 S Pioneer	5,783
404-53-344	Shop 145 S Pioneer	37,095
404-53-347	160 W Johnson	404,847
404-53-353	Vacant, 165 S Hammon	4,917
404-53-354	220 W Johnson	102,771
404-53-357	280 W Johnson	160,653
404-53-365	165 S Richard	181,299
404-53-373	265 S Homestead	225,142
404-53-375	Triangle Homestead & Garden	5,835
404-53-380	460 W Garden	192,556
404-53-381	480 W Garden	20,724
404-53-382	485 W Johnson	222,280
404-53-383	465 W Johnson	49,861
404-53-384	445 W Johnson	83,618
404-53-386	265 S Barlow	88,537
404-53-393	285 S Hammon	204,838
404-53-394	240 W Garden	149,644
404-53-398	125 W Johnson	70,721
404-53-405	285 S Central	56,329
404-53-406	225 S Colvin	279,414
404-53-411	280 S Central	485,595
404-53-412	220 S Central	243,785
404-53-414	55 E Johnson	110,425
404-53-418	285 S Carling	101,489
404-53-422	135 E Johnson	86,716
404-53-425	285 E Johnson	158,924
404-53-426	280 E Garden	152,697
404-53-427	260 E Garden	5,825
404-53-429A	260 S Carling	3,087
404-53-429B	220 E Garden	3,094

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-440	240 E Mohave	9,351
404-53-441	185 E Garden	214,934
404-53-443	365 S Carling	153,367
404-53-456	25 E Garden	123,465
404-53-457	25 W Garden	35,299
404-53-462	85 W Garden	318,907
404-53-473	245 W Garden	231,842
404-53-474	265 W Garden	1,513,944
404-53-475	220 W Mohave	7,463
404-53-479	325 W Garden	138,185
404-53-480	320 W Mohave	133,656
404-53-482	360 W Mohave	38,880
404-53-484	385 W Garden	138,896
404-53-486	345 W Garden	147,672
404-53-488A	420 W Mohave	5,293
404-53-489B	Well commercial Highway and Mohave	5,833
404-53-492	445 W Garden	10,684
404-53-493A	425 S Barlow	9,569
404-53-496A	485 S Barlow*	83,161
404-53-502	220 W Warren	5,671
404-53-506	285 W Mohave	239,427
404-53-507	265 W Mohave	129,701
404-53-508	245 W Mohave	15,164
404-53-513B	470 S Hammon	1,545
404-53-513C	480 S Hammon	1,547
404-53-515	165 W Mohave	129,261
404-53-516	145 W Mohave	45,390
404-53-521	80 W Warren	176,919
404-53-525	25 W Warren	101,539
404-53-529A	560 S Pioneer	3,119
404-53-529B	80 W Black	3,122

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-538	185 W Warren	34,765
404-53-541	225 W Warren	120,319
404-53-542A	565 S Hammon	3,067
404-53-542B	220 W Black	3,074
404-53-544	260 W Black	114,001
404-53-545A	460 S Barlow	3,061
404-53-545B	280 W Black	3,063
404-53-546	285 W Warren	22,015
404-53-548	245 W Warren	238,528
404-53-553	Vacant lot	9,611
404-53-555	225 W Black	151,409
404-53-557	240 W Apple	67,236
404-53-559	[680 S Barlow]	2,981
404-53-560	285 W Black	32,208
404-53-561	265 W Black	30,998
404-53-562	245 W Black	110,242
404-53-563	625 S Pioneer	157,681
404-53-572	20 W Apple	104,570
404-53-585	65 W Apple	83,628
404-53-586	45 W Apple	216,917
404-53-589	140 W Cherry	90,019
404-53-595	225 W Apple	94,400
404-53-599	865 S Pioneer	227,979
404-53-605	40 W Plum	27,149
404-53-609	65 W Cherry	169,017
404-53-612	45 W Plum*	123,372
404-53-613	Bees Park*	47,530
404-53-616	385 E Edson	111,032
404-53-622	365 E Edson	161,045
404-53-640	525 E Johnson	70,685
404-53-648	Cottonwood Park*	541,734

Arizona Real Property

Parcel	Description	Estimated 2022 Market Value
404-53-649	Cottonwood Park Basketball Court*	14,334
404-53-650	R0267513, alley	500
404-53-651	Alley between Oak and Willow, Uzona and	500
404-53-652	R0267519 alley between Oak and Juniper	500
404-53-653A	Creekway near Township and Homestead*	10,431
404-53-655	Open acres	22,989
404-53-656	Back street	500
404-53-657	Vacant lot	11,543
404-53-670	Alley Richard to Homestead, between Johnson	500
404-53-671	Cemetery*	104,641
Total:		36,789,237
* Denotes properties held in the names of non-profit entities (Short Creek Outdoors, Short Creek Community Center, Short Creek Health and Recreation, and Partnership for Housing Assistance) to which the Trust retains an ownership interest pursuant to Option Agreements		

Utah Real Property

Parcel		Description	Estimated 2022 Market Value
HD	11-B	65 E Hildale	1,000
HD	15	35 E Utah	1,000
HD	14	685 N Hildale	1,000
HD	16-A	560 E Williams	1,800
HD	204	Irrigation Canal	18,000
HD-SHCR	1-7	740 N Oak	437,600
HD-SHCR	1-11	765 N Homestead	279,500
HD-SHCR	1-18	465 W Utah	530,900
HD-SHCR	1-21	745 N Richard	545,300
HD-SHCR	1-27	645 N Richard	324,000
HD-SHCR	1-46	660 N Oak	455,200
HD-SHCR	2-2	925 W Utah	568,300
HD-SHCR	2-9	745 N Juniper	262,700
HD-SHCR	2-16	765 N Oak	163,800
HD-SHCR	2-19	720 N Juniper	544,300
HD-SHCR	2-22	685 W Field	818,800
HD-SHCR	2-38	985 W Field	532,000
HD-SHCR	2-39	685 N Elm	229,600
HD-SHCR	3-1	980 N Maple	386,100
HD-SHCR	3-37	825 N Elm	262,400
HD-SHCR	4-16	980 N Pinion	75,100
HD-SHCR	5-5	940 N Box Elder	248,000
HD-SHCR	5-A	[1360 W Utah]	1,000
HD-SHCR	6-A	[150 W Utah]	1,000
HD-SHCR	6-B	[145 W Utah]*	1,000
HD-SHCR	6-3	785 N Lauritzen	515,700
HD-SHCR	6-13	230 W Field	627,100
HD-SHCR	6-20	130 W Field	277,400
HD-SHCR	6-28	635 N Lauritzen	453,900
HD-SHCR	6-33	[UEP Field]*	172,700
HD-SHCR	7-2	865 N Midway	602,500
HD-SHCR	7-5	60 W Utah	333,200
HD-SHCR	7-9	35 E Utah	475,900
HD-SHCR	8-2	785 N Hildale*	75,400
HD-SHCR	8-3	765 N Hildale*	75,100
HD-SHCR	8-4	745 N Hildale*	130,600
HD-SHCR	8-7	645 N Hildale	413,800

Utah Real Property

Parcel		Description	Estimated 2022 Market Value
HD-SHCR	8-17	365 E Field*	272,400
HD-SHCR	9-6	320 E Newel	544,200
HD-SHCR	9-12	475 E Jessop	559,500
HD-SHCR	9-13-A	495 E Jessop	651,400
HD-SHCR	9-14	945 N Canyon	539,000
HD-SHCR	9-22	425 E Newel	603,800
HD-SHCR	9-27	840 N Memorial	61,920
HD-SHCR	9-28	325 E Newel	37,700
HD-SHCR	10-1	1020 N Hildale/320 E Jessop	707,300
HD-SHCR	10-8	1025 N Canyon	428,900
HD-SHCR	10-12	1145 N Canyon	344,000
HD-SHCR	10-13	1160 N Canyon	333,100
HD-SHCR	10-A	[Hildale Infant Cemetery]*	16,700
HD-SHCR	11-8	1060 N Carling	188,400
HD-SHCR	11-14-A	1060 N Hildale	259,600
HD-SHCR	11-17	260 E Jessop	485,300
HD-SHCR	12-7	1225 N Canyon	406,500
HD-SHCR	14-36	925 W Territory	2,500
HD-SHCR	14-37	945 W Territory	5,100
Total:			\$17,289,020
* Denotes properties held in the names of non-profit entities (Short Creek Outdoors and Partnership for Housing Assistance) to which the Trust retains an ownership interest pursuant to Option Agreements			

Canada Real Property

(in Canadian Dollars)

Parcel	Description	Estimated 2022 Market Value
PID 007-313-390	South Parcel (78 acres)	3,586,000
PID 007-035-756	North Parcel (229 acres)	10,217,000
PID 007-035-748	Cemetery (0.69 acres)	166,000
Total:		\$13,969,000