

Balance Sheet

Properties: The Maples - West Jordan West Jordan, UT 84081

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		24,988.25
Savings/Reserve Account		42,080.15
Total Cash		67,068.40
TOTAL ASSETS		67,068.40
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		10,507.86
Total Liabilities		10,507.86
Capital		
Retained Earnings		20,897.96
Calculated Retained Earnings		-10,680.50
Calculated Prior Years Retained Earnings		46,343.08
Total Capital		56,560.54
TOTAL LIABILITIES & CAPITAL		67,068.40

Income Statement

Welch Randall

Properties: The Maples - West Jordan West Jordan, UT 84081

As of: Feb 2023

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	27,878.14	99.79	57,455.13	97.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,150.00	1.96
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	50.00	0.09
Interest Income	8.90	0.03	19.85	0.03
Late Fee	48.60	0.17	121.49	0.21
Total Operating Income	27,935.64	100.00	58,796.47	100.00
Expense				
The Maples HOA				
MJH - Clubhouse Cleaning	0.00	0.00	400.00	0.68
MJH - Garbage	1,406.23	5.03	2,828.17	4.81
MJH - Gas & Electric	268.39	0.96	362.70	0.62
MJH - Grounds Clean Up	0.00	0.00	0.00	0.00
MJH - Landscaping	0.00	0.00	0.00	0.00
MJH - Legal Fees	0.00	0.00	358.75	0.61
MJH - Bank Fees	7.64	0.03	15.26	0.03
MJH - Postage/ Printing	100.25	0.36	100.25	0.17
MJH - Repairs - Other	-543.00	-1.94	-373.00	-0.63
MJH - Security System	0.00	0.00	0.00	0.00
MJH - Sewer and Water	12,443.48	44.54	25,840.33	43.95
MJH - Snow Removal	8,265.00	29.59	22,885.00	38.92
MJH - Swimming Pool	0.00	0.00	14,239.50	24.22
MJH - Internet	201.68	0.72	403.68	0.69
MJH - Clubhouse Supplies	0.00	0.00	0.00	0.00
Total The Maples HOA	22,149.67	79.29	67,060.64	114.06
Property Management				
Management Fee	1,210.00	4.33	2,420.00	4.12
Total Property Management	1,210.00	4.33	2,420.00	4.12
Total Operating Expense	23,359.67	83.62	69,480.64	118.17
NOI - Net Operating	4,575.97	16.38	-10,684.17	-18.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.58	0.01	3.67	0.01
Total Other Income	1.58	0.01	3.67	0.01
Net Other Income	1.58	0.01	3.67	0.01
Total Income	27,937.22	100.01	58,800.14	100.01
Total Expense	23,359.67	83.62	69,480.64	118.17
Net Income	4,577.55	16.39	-10,680.50	-18.17