

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 64,860.05 |
| Savings/Reserve Account | 23,016.23 |
| Total Cash | 87,876.28 |
| TOTAL ASSETS | 87,876.28 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 9,925.72 |
| Total Liabilities | 9,925.72 |
| Capital | |
| Retained Earnings | 20,897.96 |
| Calculated Retained Earnings | 9,020.36 |
| Calculated Prior Years Retained Earnings | 48,032.24 |
| Total Capital | 77,950.56 |
| TOTAL LIABILITIES & CAPITAL | 87,876.28 |

Income Statement

Welch Randall

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

As of: Feb 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 28,405.37 | 95.95 | 57,764.22 | 97.70 |
| HOA Reinvestment Fee / Transfer Fee | 1,074.75 | 3.63 | 1,074.75 | 1.82 |
| Fine & Violation | 0.00 | 0.00 | 100.00 | 0.17 |
| Interest Income | 19.47 | 0.07 | 32.41 | 0.05 |
| Late Fee | 103.93 | 0.35 | 152.53 | 0.26 |
| Total Operating Income | 29,603.52 | 100.00 | 59,123.91 | 100.00 |
| Expense | | | | |
| The Maples HOA | | | | |
| MJH - Clubhouse Cleaning | 250.00 | 0.84 | 250.00 | 0.42 |
| MJH - Garbage | 1,406.05 | 4.75 | 2,808.84 | 4.75 |
| MJH - Gas & Electric | 253.74 | 0.86 | 551.95 | 0.93 |
| MJH - Landscaping | 11,465.00 | 38.73 | 16,655.00 | 28.17 |
| MJH - Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 |
| MJH - Bank Fees | 0.00 | 0.00 | 0.00 | 0.00 |
| MJH - Postage/ Printing | 136.25 | 0.46 | 124.25 | 0.21 |
| MJH - Repairs - Other | 0.00 | 0.00 | 0.00 | 0.00 |
| MJH - Security System | 0.00 | 0.00 | 133.11 | 0.23 |
| MJH - Sewer and Water | 0.00 | 0.00 | 16,828.13 | 28.46 |
| MJH - Snow Removal | 9,855.00 | 33.29 | 9,855.00 | 16.67 |
| MJH - Swimming Pool | 0.00 | 0.00 | 0.00 | 0.00 |
| MJH - Internet | 220.26 | 0.74 | 440.98 | 0.75 |
| Total The Maples HOA | 23,586.30 | 79.67 | 47,647.26 | 80.59 |
| Property Management | | | | |
| Management Fee | 1,300.00 | 4.39 | 2,510.00 | 4.25 |
| Total Property Management | 1,300.00 | 4.39 | 2,510.00 | 4.25 |
| Total Operating Expense | 24,886.30 | 84.07 | 50,157.26 | 84.83 |
| NOI - Net Operating Income | 4,717.22 | 15.93 | 8,966.65 | 15.17 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank | 26.68 | 0.09 | 53.71 | 0.09 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------------|----------------|---------------------|-------------------|------------------------|
| Accounts | | | | |
| Total Other Income | 26.68 | 0.09 | 53.71 | 0.09 |
| Net Other Income | 26.68 | 0.09 | 53.71 | 0.09 |
| Total Income | 29,630.20 | 100.09 | 59,177.62 | 100.09 |
| Total Expense | 24,886.30 | 84.07 | 50,157.26 | 84.83 |
| Net Income | 4,743.90 | 16.02 | 9,020.36 | 15.26 |