

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,608.53
Savings/Reserve Account	127,998.30
Total Cash	177,606.83
TOTAL ASSETS	177,606.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,067.64
Total Liabilities	8,067.64
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	31,608.59
Calculated Prior Years Retained Earnings	117,032.64
Total Capital	169,539.19
TOTAL LIABILITIES & CAPITAL	177,606.83

Income Statement

Welch Randall

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

As of: Sep 2025

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	29,675.35	98.41	263,393.15	97.87
HOA Reinvestment Fee / Transfer Fee	243.00	0.81	3,490.75	1.30
Clubhouse / Pool	0.00	0.00	200.00	0.07
Fine & Violation	148.00	0.49	960.60	0.36
Interest Income	14.59	0.05	189.79	0.07
NSF Fees Collected	0.00	0.00	100.00	0.04
Late Fee	72.90	0.24	803.18	0.30
Total Operating Income	30,153.84	100.00	269,137.47	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	0.00	0.00	849.00	0.32
MJH - Clubhouse Cleaning	200.00	0.66	2,297.85	0.85
MJH - Garbage	1,483.50	4.92	13,107.61	4.87
MJH - Gas & Electric	909.70	3.02	3,762.44	1.40
MJH - Grounds Clean Up	100.00	0.33	425.00	0.16
MJH - Insurance	2,864.00	9.50	3,217.00	1.20
MJH - Landscaping	5,779.29	19.17	38,504.37	14.31
MJH - Postage/ Printing	105.55	0.35	562.05	0.21
MJH - Repairs - Other	60.00	0.20	11,507.06	4.28
MJH - Security System	0.00	0.00	826.20	0.31
MJH - Sewer and Water	15,754.12	52.25	114,941.83	42.71
MJH - Snow Removal	0.00	0.00	25,220.75	9.37
MJH - Supplies - Other	0.00	0.00	499.07	0.19
MJH - Swimming Pool	2,112.64	7.01	7,386.59	2.74
MJH - Taxes	0.00	0.00	384.00	0.14
MJH - Yard Care - Other	0.00	0.00	350.00	0.13
MJH- Concrete Repairs	0.00	0.00	0.00	0.00
MJH - Internet	254.54	0.84	2,286.97	0.85
Total The Maples HOA	29,623.34	98.24	226,127.79	84.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	1,300.00	4.31	11,700.00	4.35
Total Property Management	<u>1,300.00</u>	<u>4.31</u>	<u>11,700.00</u>	<u>4.35</u>
Total Operating Expense	<u>30,923.34</u>	<u>102.55</u>	<u>237,827.79</u>	<u>88.37</u>
 NOI - Net Operating Income	 -769.50	 -2.55	 31,309.68	 11.63
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	33.20	0.11	298.91	0.11
Total Other Income	<u>33.20</u>	<u>0.11</u>	<u>298.91</u>	<u>0.11</u>
 Net Other Income	 <u>33.20</u>	 <u>0.11</u>	 <u>298.91</u>	 <u>0.11</u>
 Total Income	 30,187.04	 100.11	 269,436.38	 100.11
Total Expense	30,923.34	102.55	237,827.79	88.37
 Net Income	 <u>-736.30</u>	 <u>-2.44</u>	 <u>31,608.59</u>	 <u>11.74</u>