Balance Sheet

Properties: The Maples - West Jordan West Jordan, UT 84081
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	74,865.46
Savings/Reserve Account	154,428.88
Total Cash	**229,294.34**
TOTAL ASSETS	**229,294.34**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,660.85
Total Liabilities	**8,660.85**
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	39,564.66
Calculated Prior Years Retained Earnings	160,170.87
Total Capital	**220,633.49**
TOTAL LIABILITIES & CAPITAL	**229,294.34**

Income Statement

Welch Randall

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

As of: Apr 2026

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	29,639.10	98.48	121,701.69	96.11
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,225.00	2.55
Clubhouse / Pool	50.00	0.17	75.00	0.06
Fine & Violation	150.00	0.50	350.00	0.28
Interest Income	43.28	0.14	360.76	0.28
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	212.80	0.71	917.50	0.72
Total Operating Income	**30,095.18**	**100.00**	**126,629.95**	**100.00**
Expense				
The Maples HOA				
MJH - Building Repairs	0.00	0.00	2,481.63	1.96
MJH - Clubhouse Cleaning	0.00	0.00	200.00	0.16
MJH - Garbage	1,618.96	5.38	6,042.69	4.77
MJH - Gas & Electric	74.74	0.25	610.35	0.48
MJH - Grounds Clean Up	0.00	0.00	90.00	0.07
MJH - Insurance	688.00	2.29	688.00	0.54
MJH - Landscaping	5,693.38	18.92	22,281.25	17.60
MJH - Legal Fees	700.00	2.33	700.00	0.55
MJH - Postage/ Printing	0.00	0.00	111.25	0.09
MJH - Repairs - Other	0.00	0.00	0.00	0.00
MJH - Security System	0.00	0.00	1,176.31	0.93
MJH - Sewer and Water	11,205.39	37.23	44,118.24	34.84
MJH - Snow Removal	0.00	0.00	1,550.00	1.22
MJH - Swimming Pool	0.00	0.00	515.00	0.41
MJH - Taxes	0.00	0.00	384.00	0.30
MJH - Internet	276.78	0.92	1,108.72	0.88
Total The Maples HOA	**20,257.25**	**67.31**	**82,057.44**	**64.80**
Property Management				
Management Fee	1,300.00	4.32	5,200.00	4.11
Total Property Management	**1,300.00**	**4.32**	**5,200.00**	**4.11**
Total Operating Expense	**21,557.25**	**71.63**	**87,257.44**	**68.91**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	8,537.93	28.37	39,372.51	31.09
Other Income & Expense				
Other Income				
Interest on Bank Accounts	55.97	0.19	192.15	0.15
Total Other Income	55.97	0.19	192.15	0.15
Net Other Income	55.97	0.19	192.15	0.15
Total Income	30,151.15	100.19	126,822.10	100.15
Total Expense	21,557.25	71.63	87,257.44	68.91
Net Income	8,593.90	28.56	39,564.66	31.24