

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	53,790.40
Savings/Reserve Account	123,855.20
Total Cash	177,645.60
TOTAL ASSETS	177,645.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,370.11
Total Liabilities	7,370.11
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	32,344.89
Calculated Prior Years Retained Earnings	117,032.64
Total Capital	170,275.49
TOTAL LIABILITIES & CAPITAL	177,645.60

Income Statement

Welch Randall

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

As of: Aug 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	27,909.81	95.91	233,717.80	97.80
HOA Reinvestment Fee / Transfer Fee	1,138.00	3.91	3,247.75	1.36
Clubhouse / Pool	9.39	0.03	200.00	0.08
Fine & Violation	18.99	0.07	812.60	0.34
Interest Income	0.00	0.00	175.20	0.07
NSF Fees Collected	0.00	0.00	100.00	0.04
Late Fee	24.30	0.08	730.28	0.31
Total Operating Income	29,100.49	100.00	238,983.63	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	0.00	0.00	849.00	0.36
MJH - Clubhouse Cleaning	400.00	1.37	2,097.85	0.88
MJH - Garbage	1,480.94	5.09	11,624.11	4.86
MJH - Gas & Electric	683.57	2.35	2,852.74	1.19
MJH - Grounds Clean Up	150.00	0.52	325.00	0.14
MJH - Insurance	-280.00	-0.96	353.00	0.15
MJH - Landscaping	5,529.29	19.00	32,725.08	13.69
MJH - Postage/ Printing	0.00	0.00	456.50	0.19
MJH - Repairs - Other	2,448.30	8.41	11,447.06	4.79
MJH - Security System	0.00	0.00	826.20	0.35
MJH - Sewer and Water	16,589.78	57.01	99,187.71	41.50
MJH - Snow Removal	0.00	0.00	25,220.75	10.55
MJH - Supplies - Other	0.00	0.00	499.07	0.21
MJH - Swimming Pool	1,484.51	5.10	5,273.95	2.21
MJH - Taxes	0.00	0.00	384.00	0.16
MJH - Yard Care - Other	0.00	0.00	350.00	0.15
MJH - Internet	254.54	0.87	2,032.43	0.85
Total The Maples HOA	28,740.93	98.76	196,504.45	82.23
Property Management				
Management Fee	1,300.00	4.47	10,400.00	4.35
Total Property	1,300.00	4.47	10,400.00	4.35

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	30,040.93	103.23	206,904.45	86.58
NOI - Net Operating Income	-940.44	-3.23	32,079.18	13.42
Other Income & Expense				
Other Income				
Interest on Bank Accounts	44.60	0.15	265.71	0.11
Total Other Income	44.60	0.15	265.71	0.11
Net Other Income	44.60	0.15	265.71	0.11
Total Income	29,145.09	100.15	239,249.34	100.11
Total Expense	30,040.93	103.23	206,904.45	86.58
Net Income	-895.84	-3.08	32,344.89	13.53