

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		80,533.27
Savings/Reserve Account		167,518.24
Total Cash		248,051.51
TOTAL ASSETS		248,051.51
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		8,966.06
Total Liabilities		8,966.06
Capital		
Retained Earnings		20,897.96
Calculated Retained Earnings		58,016.62
Calculated Prior Years Retained Earnings		160,170.87
Total Capital		239,085.45
TOTAL LIABILITIES & CAPITAL		248,051.51

Income Statement

Welch Randall LLC

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

As of: Aug 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	28,308.21	98.40	241,139.13	96.32
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,287.50	1.71
Clubhouse / Pool	5.78	0.02	342.26	0.14
Fine & Violation	436.00	1.52	2,439.40	0.97
Interest Income	7.29	0.03	622.42	0.25
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	10.30	0.04	1,505.00	0.60
Total Operating Income	28,767.58	100.00	250,355.71	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	0.00	0.00	3,882.63	1.55
MJH - Clubhouse Cleaning	0.00	0.00	1,200.00	0.48
MJH - Garbage	1,649.52	5.73	12,612.95	5.04
MJH - Gas & Electric	380.27	1.32	2,647.39	1.06
MJH - Grounds Clean Up	0.00	0.00	865.00	0.35
MJH - Insurance	0.00	0.00	215.00	0.09
MJH - Landscaping	5,693.38	19.79	45,054.77	18.00
MJH - Legal Fees	0.00	0.00	1,184.50	0.47
MJH - Postage/ Printing	0.00	0.00	288.00	0.12
MJH - Repairs - Other	0.00	0.00	1,217.04	0.49
MJH - Security System	0.00	0.00	3,051.59	1.22
MJH - Sewer and Water	18,680.11	64.93	100,526.98	40.15
MJH - Snow Removal	0.00	0.00	1,550.00	0.62
MJH - Supplies - Other	0.00	0.00	0.00	0.00
MJH - Swimming Pool	1,501.68	5.22	5,394.97	2.15
MJH - Taxes	0.00	0.00	384.00	0.15
MJH - Yard Care - Other	0.00	0.00	0.00	0.00
MJH - Internet	263.35	0.92	2,193.60	0.88
MJH - Clubhouse Supplies	0.00	0.00	109.10	0.04
Total The Maples HOA	28,168.31	97.92	182,377.52	72.85

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	4.52	10,400.00	4.15
Total Property Management	<u>1,300.00</u>	<u>4.52</u>	<u>10,400.00</u>	<u>4.15</u>
Total Operating Expense	<u>29,468.31</u>	<u>102.44</u>	<u>192,777.52</u>	<u>77.00</u>
NOI - Net Operating Income	<u>-700.73</u>	<u>-2.44</u>	<u>57,578.19</u>	<u>23.00</u>
Other Income & Expense				
Other Income				
Interest on Bank Accounts	64.36	0.22	438.43	0.18
Total Other Income	<u>64.36</u>	<u>0.22</u>	<u>438.43</u>	<u>0.18</u>
Net Other Income	<u>64.36</u>	<u>0.22</u>	<u>438.43</u>	<u>0.18</u>
Total Income	28,831.94	100.22	250,794.14	100.18
Total Expense	29,468.31	102.44	192,777.52	77.00
Net Income	<u><u>-636.37</u></u>	<u><u>-2.21</u></u>	<u><u>58,016.62</u></u>	<u><u>23.17</u></u>