

## Balance Sheet

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

**As of:** 07/31/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 58,703.40         |
| Savings/Reserve Account                  | 120,850.05        |
| <b>Total Cash</b>                        | <b>179,553.45</b> |
| <b>TOTAL ASSETS</b>                      | <b>179,553.45</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 8,382.12          |
| <b>Total Liabilities</b>                 | <b>8,382.12</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 20,897.96         |
| Calculated Retained Earnings             | 33,240.73         |
| Calculated Prior Years Retained Earnings | 117,032.64        |
| <b>Total Capital</b>                     | <b>171,171.33</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>179,553.45</b> |

# Income Statement

Welch Randall

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

As of: Jul 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Income</b>                         |                  |                     |                   |                        |
| Association Dues                      | 30,178.92        | 97.38               | 205,807.99        | 98.06                  |
| HOA Reinvestment Fee / Transfer Fee   | 0.00             | 0.00                | 2,109.75          | 1.01                   |
| Clubhouse / Pool                      | 90.61            | 0.29                | 190.61            | 0.09                   |
| Fine & Violation                      | 493.61           | 1.59                | 793.61            | 0.38                   |
| Interest Income                       | 38.17            | 0.12                | 175.20            | 0.08                   |
| NSF Fees Collected                    | 20.00            | 0.06                | 100.00            | 0.05                   |
| Late Fee                              | 170.10           | 0.55                | 705.98            | 0.34                   |
| <b>Total Operating Income</b>         | <b>30,991.41</b> | <b>100.00</b>       | <b>209,883.14</b> | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>The Maples HOA</b>                 |                  |                     |                   |                        |
| MJH - Building Repairs                | 0.00             | 0.00                | 849.00            | 0.40                   |
| MJH - Clubhouse Cleaning              | 200.00           | 0.65                | 1,697.85          | 0.81                   |
| MJH - Garbage                         | 1,471.21         | 4.75                | 10,143.17         | 4.83                   |
| MJH - Gas & Electric                  | 765.52           | 2.47                | 2,169.17          | 1.03                   |
| MJH - Grounds Clean Up                | 100.00           | 0.32                | 175.00            | 0.08                   |
| MJH - Insurance                       | 0.00             | 0.00                | 633.00            | 0.30                   |
| MJH - Landscaping                     | 5,529.29         | 17.84               | 27,195.79         | 12.96                  |
| MJH - Postage/ Printing               | 0.00             | 0.00                | 456.50            | 0.22                   |
| MJH - Repairs - Other                 | 0.00             | 0.00                | 8,998.76          | 4.29                   |
| MJH - Security System                 | 151.65           | 0.49                | 826.20            | 0.39                   |
| MJH - Sewer and Water                 | 14,040.03        | 45.30               | 82,597.93         | 39.35                  |
| MJH - Snow Removal                    | 0.00             | 0.00                | 25,220.75         | 12.02                  |
| MJH - Supplies - Other                | 0.00             | 0.00                | 499.07            | 0.24                   |
| MJH - Swimming Pool                   | 1,526.02         | 4.92                | 3,789.44          | 1.81                   |
| MJH - Taxes                           | 0.00             | 0.00                | 384.00            | 0.18                   |
| MJH - Yard Care - Other               | 350.00           | 1.13                | 350.00            | 0.17                   |
| MJH - Internet                        | 254.54           | 0.82                | 1,777.89          | 0.85                   |
| <b>Total The Maples HOA</b>           | <b>24,388.26</b> | <b>78.69</b>        | <b>167,763.52</b> | <b>79.93</b>           |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 1,300.00         | 4.19                | 9,100.00          | 4.34                   |
| <b>Total Property</b>                 | <b>1,300.00</b>  | <b>4.19</b>         | <b>9,100.00</b>   | <b>4.34</b>            |

## Income Statement

| Account Name                      | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|----------------|---------------------|-------------------|------------------------|
| <b>Management</b>                 |                |                     |                   |                        |
| Total Operating Expense           | 25,688.26      | 82.89               | 176,863.52        | 84.27                  |
| NOI - Net Operating Income        | 5,303.15       | 17.11               | 33,019.62         | 15.73                  |
| <b>Other Income &amp; Expense</b> |                |                     |                   |                        |
| <b>Other Income</b>               |                |                     |                   |                        |
| Interest on Bank Accounts         | 47.00          | 0.15                | 221.11            | 0.11                   |
| Total Other Income                | 47.00          | 0.15                | 221.11            | 0.11                   |
| Net Other Income                  | 47.00          | 0.15                | 221.11            | 0.11                   |
| Total Income                      | 31,038.41      | 100.15              | 210,104.25        | 100.11                 |
| Total Expense                     | 25,688.26      | 82.89               | 176,863.52        | 84.27                  |
| Net Income                        | 5,350.15       | 17.26               | 33,240.73         | 15.84                  |