

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	84,473.26
Savings/Reserve Account	164,511.25
Total Cash	248,984.51
TOTAL ASSETS	248,984.51

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	9,262.69
Total Liabilities	9,262.69

Capital

Retained Earnings	20,897.96
Calculated Retained Earnings	58,652.99
Calculated Prior Years Retained Earnings	160,170.87
Total Capital	239,721.82
TOTAL LIABILITIES & CAPITAL	248,984.51

Income Statement

Welch Randall LLC

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

As of: Jul 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	32,655.93	95.66	212,830.92	96.05
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,287.50	1.93
Clubhouse / Pool	0.00	0.00	336.48	0.15
Fine & Violation	896.40	2.63	2,003.40	0.90
Interest Income	186.28	0.55	615.13	0.28
NSF Fees Collected	20.00	0.06	20.00	0.01
Late Fee	378.50	1.11	1,494.70	0.67
Total Operating Income	34,137.11	100.00	221,588.13	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	35.00	0.10	3,882.63	1.75
MJH - Clubhouse Cleaning	200.00	0.59	1,200.00	0.54
MJH - Garbage	1,538.51	4.51	10,963.43	4.95
MJH - Gas & Electric	1,186.24	3.47	2,267.12	1.02
MJH - Grounds Clean Up	150.00	0.44	865.00	0.39
MJH - Insurance	-473.00	-1.39	215.00	0.10
MJH - Landscaping	5,693.38	16.68	39,361.39	17.76
MJH - Legal Fees	0.00	0.00	1,184.50	0.53
MJH - Postage/ Printing	0.00	0.00	288.00	0.13
MJH - Repairs - Other	685.77	2.01	1,217.04	0.55
MJH - Security System	1,875.28	5.49	3,051.59	1.38
MJH - Sewer and Water	14,172.09	41.52	81,846.87	36.94
MJH - Snow Removal	0.00	0.00	1,550.00	0.70
MJH - Supplies - Other	0.00	0.00	0.00	0.00
MJH - Swimming Pool	1,517.09	4.44	3,893.29	1.76
MJH - Taxes	0.00	0.00	384.00	0.17
MJH - Yard Care - Other	0.00	0.00	0.00	0.00
MJH - Internet	276.80	0.81	1,930.25	0.87
MJH - Clubhouse Supplies	0.00	0.00	109.10	0.05
Total The Maples HOA	26,857.16	78.67	154,209.21	69.59

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	3.81	9,100.00	4.11
Total Property Management	<u>1,300.00</u>	<u>3.81</u>	<u>9,100.00</u>	<u>4.11</u>
Total Operating Expense	<u>28,157.16</u>	<u>82.48</u>	<u>163,309.21</u>	<u>73.70</u>
 NOI - Net Operating Income	 5,979.95	 17.52	 58,278.92	 26.30
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	124.51	0.36	374.07	0.17
Total Other Income	<u>124.51</u>	<u>0.36</u>	<u>374.07</u>	<u>0.17</u>
 Net Other Income	 <u>124.51</u>	 <u>0.36</u>	 <u>374.07</u>	 <u>0.17</u>
 Total Income	 34,261.62	 100.36	 221,962.20	 100.17
Total Expense	28,157.16	82.48	163,309.21	73.70
 Net Income	 <u><u>6,104.46</u></u>	 <u><u>17.88</u></u>	 <u><u>58,652.99</u></u>	 <u><u>26.47</u></u>