

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	81,287.61
Savings/Reserve Account	160,435.45
Total Cash	241,723.06
TOTAL ASSETS	241,723.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,105.70
Total Liabilities	8,105.70
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	52,548.53
Calculated Prior Years Retained Earnings	160,170.87
Total Capital	233,617.36
TOTAL LIABILITIES & CAPITAL	241,723.06

Income Statement

Welch Randall LLC

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

As of: Jun 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	29,368.82	94.12	180,174.99	96.12
HOA Reinvestment Fee / Transfer Fee	1,062.50	3.41	4,287.50	2.29
Clubhouse / Pool	211.48	0.68	336.48	0.18
Fine & Violation	457.00	1.46	1,107.00	0.59
Interest Income	31.19	0.10	428.85	0.23
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	72.90	0.23	1,116.20	0.60
Total Operating Income	31,203.89	100.00	187,451.02	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	801.00	2.57	3,847.63	2.05
MJH - Clubhouse Cleaning	400.00	1.28	1,000.00	0.53
MJH - Garbage	1,702.08	5.45	9,424.92	5.03
MJH - Gas & Electric	349.95	1.12	1,080.88	0.58
MJH - Grounds Clean Up	225.00	0.72	715.00	0.38
MJH - Insurance	0.00	0.00	688.00	0.37
MJH - Landscaping	5,693.38	18.25	33,668.01	17.96
MJH - Legal Fees	484.50	1.55	1,184.50	0.63
MJH - Postage/ Printing	0.00	0.00	288.00	0.15
MJH - Repairs - Other	531.27	1.70	531.27	0.28
MJH - Security System	0.00	0.00	1,176.31	0.63
MJH - Sewer and Water	11,829.42	37.91	67,674.78	36.10
MJH - Snow Removal	0.00	0.00	1,550.00	0.83
MJH - Supplies - Other	0.00	0.00	0.00	0.00
MJH - Swimming Pool	1,861.20	5.96	2,376.20	1.27
MJH - Taxes	0.00	0.00	384.00	0.20
MJH - Internet	276.78	0.89	1,653.45	0.88
MJH - Clubhouse Supplies	109.10	0.35	109.10	0.06
Total The Maples HOA	24,263.68	77.76	127,352.05	67.94
Property Management				
Management Fee	1,300.00	4.17	7,800.00	4.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	1,300.00	4.17	7,800.00	4.16
Total Operating Expense	25,563.68	81.92	135,152.05	72.10
NOI - Net Operating Income	5,640.21	18.08	52,298.97	27.90
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	249.56	0.13
Total Other Income	0.00	0.00	249.56	0.13
Net Other Income	0.00	0.00	249.56	0.13
Total Income	31,203.89	100.00	187,700.58	100.13
Total Expense	25,563.68	81.92	135,152.05	72.10
Net Income	5,640.21	18.08	52,548.53	28.03