

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	77,810.16
Savings/Reserve Account	157,435.45
Total Cash	235,245.61
TOTAL ASSETS	235,245.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,268.46
Total Liabilities	7,268.46
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	46,908.32
Calculated Prior Years Retained Earnings	160,170.87
Total Capital	227,977.15
TOTAL LIABILITIES & CAPITAL	235,245.61

Income Statement

Welch Randall LLC

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

As of: May 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	29,104.48	98.27	150,806.17	96.52
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,225.00	2.06
Clubhouse / Pool	50.00	0.17	125.00	0.08
Fine & Violation	300.00	1.01	650.00	0.42
Interest Income	36.90	0.12	397.66	0.25
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	125.80	0.42	1,043.30	0.67
Total Operating Income	29,617.18	100.00	156,247.13	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	565.00	1.91	3,046.63	1.95
MJH - Clubhouse Cleaning	400.00	1.35	600.00	0.38
MJH - Garbage	1,680.15	5.67	7,722.84	4.94
MJH - Gas & Electric	120.58	0.41	730.93	0.47
MJH - Grounds Clean Up	400.00	1.35	490.00	0.31
MJH - Insurance	0.00	0.00	688.00	0.44
MJH - Landscaping	5,693.38	19.22	27,974.63	17.90
MJH - Legal Fees	0.00	0.00	700.00	0.45
MJH - Postage/ Printing	176.75	0.60	288.00	0.18
MJH - Repairs - Other	0.00	0.00	0.00	0.00
MJH - Security System	0.00	0.00	1,176.31	0.75
MJH - Sewer and Water	11,727.12	39.60	55,845.36	35.74
MJH - Snow Removal	0.00	0.00	1,550.00	0.99
MJH - Supplies - Other	0.00	0.00	0.00	0.00
MJH - Swimming Pool	0.00	0.00	515.00	0.33
MJH - Taxes	0.00	0.00	384.00	0.25
MJH - Internet	267.95	0.90	1,376.67	0.88
Total The Maples HOA	21,030.93	71.01	103,088.37	65.98
Property Management				
Management Fee	1,300.00	4.39	6,500.00	4.16
Total Property Management	1,300.00	4.39	6,500.00	4.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	22,330.93	75.40	109,588.37	70.14
NOI - Net Operating Income	7,286.25	24.60	46,658.76	29.86
Other Income & Expense				
Other Income				
Interest on Bank Accounts	57.41	0.19	249.56	0.16
Total Other Income	57.41	0.19	249.56	0.16
Net Other Income	57.41	0.19	249.56	0.16
Total Income	29,674.59	100.19	156,496.69	100.16
Total Expense	22,330.93	75.40	109,588.37	70.14
Net Income	7,343.66	24.80	46,908.32	30.02