

Balance Sheet

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

As of: 09/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	74,235.11
Savings/Reserve Account	170,525.13
Total Cash	244,760.24
TOTAL ASSETS	244,760.24
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,913.41
Total Liabilities	8,913.41
Capital	
Retained Earnings	20,897.96
Calculated Retained Earnings	54,778.00
Calculated Prior Years Retained Earnings	160,170.87
Total Capital	235,846.83
TOTAL LIABILITIES & CAPITAL	244,760.24

Income Statement

Welch Randall LLC

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

As of: Sep 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	28,986.09	99.52	270,125.22	96.65
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,287.50	1.53
Clubhouse / Pool	0.00	0.00	342.26	0.12
Fine & Violation	50.00	0.17	2,489.40	0.89
Interest Income	21.87	0.08	644.29	0.23
NSF Fees Collected	20.00	0.07	40.00	0.01
Late Fee	48.60	0.17	1,553.60	0.56
Total Operating Income	29,126.56	100.00	279,482.27	100.00
Expense				
The Maples HOA				
MJH - Building Repairs	5.00	0.02	3,887.63	1.39
MJH - Clubhouse Cleaning	400.00	1.37	1,600.00	0.57
MJH - Garbage	1,686.51	5.79	14,299.46	5.12
MJH - Gas & Electric	565.24	1.94	3,212.63	1.15
MJH - Grounds Clean Up	200.00	0.69	1,065.00	0.38
MJH - Insurance	2,874.00	9.87	3,089.00	1.11
MJH - Landscaping	5,970.88	20.50	51,025.65	18.26
MJH - Legal Fees	0.00	0.00	1,184.50	0.42
MJH - Postage/ Printing	0.00	0.00	288.00	0.10
MJH - Repairs - Other	0.00	0.00	1,217.04	0.44
MJH - Security System	0.00	0.00	3,051.59	1.09
MJH - Sewer and Water	17,401.36	59.74	117,928.34	42.20
MJH - Snow Removal	0.00	0.00	1,550.00	0.55
MJH - Supplies - Other	441.88	1.52	441.88	0.16
MJH - Swimming Pool	1,305.87	4.48	6,700.84	2.40
MJH - Taxes	0.00	0.00	384.00	0.14
MJH - Yard Care - Other	0.00	0.00	0.00	0.00
MJH - Internet	274.18	0.94	2,467.78	0.88
MJH - Clubhouse Supplies	0.00	0.00	109.10	0.04
Total The Maples HOA	31,124.92	106.86	213,502.44	76.39

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	4.46	11,700.00	4.19
Total Property Management	<u>1,300.00</u>	<u>4.46</u>	<u>11,700.00</u>	<u>4.19</u>
Total Operating Expense	<u>32,424.92</u>	<u>111.32</u>	<u>225,202.44</u>	<u>80.58</u>
 NOI - Net Operating Income	 -3,298.36	 -11.32	 54,279.83	 19.42
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	59.74	0.21	498.17	0.18
Total Other Income	<u>59.74</u>	<u>0.21</u>	<u>498.17</u>	<u>0.18</u>
 Net Other Income	 <u>59.74</u>	 <u>0.21</u>	 <u>498.17</u>	 <u>0.18</u>
 Total Income	 29,186.30	 100.21	 279,980.44	 100.18
Total Expense	32,424.92	111.32	225,202.44	80.58
 Net Income	 <u>-3,238.62</u>	 <u>-11.12</u>	 <u>54,778.00</u>	 <u>19.60</u>