

Balance Sheet

Properties: Jordan Meadows Townhome Owners Association, Inc - S Shadywood Wy West Valley City, UT 84119

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,380.41
Savings/Reserve Account	5,252.58
JMEA Reserve Acct	102,025.43
Total Cash	129,658.42
TOTAL ASSETS	129,658.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,125.00
Total Liabilities	8,125.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	-22,250.31
Calculated Prior Years Retained Earnings	6,973.95
Total Capital	121,533.42
TOTAL LIABILITIES & CAPITAL	129,658.42

Income Statement

Welch Randall

Properties: Jordan Meadows Townhome Owners Association, Inc - S Shadywood Wy West Valley City, UT 84119

As of: Sep 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
Operating Income & Expense				
Income				
HOA - Special Assessment	6,190.00	23.77	60,650.00	25.11
Association Dues	19,820.00	76.11	180,420.00	74.70
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Parking Permit	30.00	0.12	270.00	0.11
Late Fee	0.00	0.00	180.00	0.07
Total Operating Income	26,040.00	100.00	241,520.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	3,791.90	14.56	43,303.49	17.93
JMEA- Landscape	2,877.77	11.05	22,411.62	9.28
JMEA- Tree Removal	0.00	0.00	0.00	0.00
JMEA- Trash Removal	1,166.23	4.48	10,779.29	4.46
JMEA- Storm Water/ Street Lighting	10,016.19	38.46	67,348.62	27.89
JMEA- Common Area Electricity	75.48	0.29	672.89	0.28
JMEA- Office Supplies	5.00	0.02	300.00	0.12
JMEA- Property Repair & Maintenance	0.00	0.00	116,205.00	48.11
JMEA- Snow Removal	0.00	0.00	1,700.00	0.70
JMEA- Pest Control	0.00	0.00	391.00	0.16
Total Jordan Meadows HOA Expense	17,932.57	68.87	263,111.91	108.94
Property Management				
Management Fee	960.00	3.69	8,640.00	3.58
Total Property Management	960.00	3.69	8,640.00	3.58
Tax Related	0.00	0.00	757.00	0.31
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	18,892.57	72.55	272,508.91	112.83
NOI - Net Operating Income	7,147.43	27.45	-30,988.91	-12.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	7,437.51	3.08
Interest on Bank Accounts	109.12	0.42	1,301.09	0.54
Total Other Income	<u>109.12</u>	<u>0.42</u>	<u>8,738.60</u>	<u>3.62</u>
Net Other Income	<u>109.12</u>	<u>0.42</u>	<u>8,738.60</u>	<u>3.62</u>
Total Income	26,149.12	100.42	250,258.60	103.62
Total Expense	18,892.57	72.55	272,508.91	112.83
Net Income	<u>7,256.55</u>	<u>27.87</u>	<u>-22,250.31</u>	<u>-9.21</u>