

Balance Sheet

Properties: Jordan Meadows Townhome Owners Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,549.89
Savings/Reserve Account	5,147.35
JMEA Reserve Acct	128,148.37
Total Cash	150,845.61
TOTAL ASSETS	150,845.61
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,579.96
Total Liabilities	6,579.96
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	7,455.87
Total Capital	144,265.65
TOTAL LIABILITIES & CAPITAL	150,845.61

Income Statement

Welch Randall

Properties: Jordan Meadows Townhome Owners Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Nov 2023

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	18,606.91	26.11	36,352.53	40.81
Insurance	52,647.16	73.89	52,647.16	59.11
Legal Fee / Lien Income	0.00	0.00	70.00	0.08
Total Operating Income	71,254.07	100.00	89,069.69	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	100.00	0.14	123.00	0.14
JMEA- Landscape	5,646.15	7.92	20,696.92	23.24
JMEA- Tree Removal	0.00	0.00	1,620.00	1.82
JMEA- Trash Removal	2,110.37	2.96	3,242.84	3.64
JMEA- Common Area Electricity	216.92	0.30	216.92	0.24
Total Jordan Meadows HOA Expense	8,073.44	11.33	25,899.68	29.08
JMEA- Towing Expense	235.00	0.33	235.00	0.26
JMEA- Storm Water/ Street Lighting	256.80	0.36	8,009.72	8.99
Property Management				
Management Fee	1,920.00	2.69	1,920.00	2.16
Total Property Management	1,920.00	2.69	1,920.00	2.16
Start Up Fee Expense	795.00	1.12	795.00	0.89
Total Operating Expense	11,280.24	15.83	36,859.40	41.38
NOI - Net Operating Income	59,973.83	84.17	52,210.29	58.62
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	7,539.89	8.47
Interest on Bank Accounts	341.43	0.48	353.15	0.40
Total Other Income	341.43	0.48	7,893.04	8.86
Other Expense				
Insurance Expense (Other)	52,647.46	73.89	52,647.46	59.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Expense	52,647.46	73.89	52,647.46	59.11
Net Other Income	-52,306.03	-73.41	-44,754.42	-50.25
Total Income	71,595.50	100.48	96,962.73	108.86
Total Expense	63,927.70	89.72	89,506.86	100.49
Net Income	7,667.80	10.76	7,455.87	8.37