

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	11,989.42
Savings/Reserve Account	5,148.21
JMEA Reserve Acct	128,502.09
Total Cash	145,639.72
TOTAL ASSETS	145,639.72
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,009.96
Total Liabilities	6,009.96
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	2,819.98
Total Capital	139,629.76
TOTAL LIABILITIES & CAPITAL	145,639.72

Income Statement

Welch Randall

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

As of: Dec 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	20,767.51	100.00	57,120.04	52.00
Insurance	0.00	0.00	52,647.16	47.93
Legal Fee / Lien Income	0.00	0.00	70.00	0.06
Total Operating Income	20,767.51	100.00	109,837.20	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	3,299.80	15.89	3,422.80	3.12
JMEA- Landscape	8,462.30	40.75	29,159.22	26.55
JMEA- Tree Removal	0.00	0.00	1,620.00	1.47
JMEA- Trash Removal	658.32	3.17	3,901.16	3.55
JMEA- Towing Expense	0.00	0.00	235.00	0.21
JMEA- Storm Water/ Street Lighting	6,182.56	29.77	14,192.28	12.92
JMEA- Common Area Electricity	0.00	0.00	216.92	0.20
JMEA- Property Repair & Maintenance	6,195.00	29.83	6,195.00	5.64
Total Jordan Meadows HOA Expense	24,797.98	119.41	58,942.38	53.66
Property Management				
Management Fee	960.00	4.62	2,880.00	2.62
Total Property Management	960.00	4.62	2,880.00	2.62
Start Up Fee Expense	0.00	0.00	795.00	0.72
Total Operating Expense	25,757.98	124.03	62,617.38	57.01
NOI - Net Operating Income	-4,990.47	-24.03	47,219.82	42.99
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	7,539.89	6.86
Interest on Bank Accounts	354.58	1.71	707.73	0.64
Total Other Income	354.58	1.71	8,247.62	7.51
Other Expense				
Insurance Expense (Other)	0.00	0.00	52,647.46	47.93
Total Other Expense	0.00	0.00	52,647.46	47.93
Net Other Income	354.58	1.71	-44,399.84	-40.42
Total Income	21,122.09	101.71	118,084.82	107.51
Total Expense	25,757.98	124.03	115,264.84	104.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-4,635.89</u>	<u>-22.32</u>	<u>2,819.98</u>	<u>2.57</u>