

## Balance Sheet

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

**As of:** 01/31/2024

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	4,463.45
Savings/Reserve Account	5,148.65
JMEA Reserve Acct	128,855.82
<b>Total Cash</b>	<b>138,467.92</b>
<b>TOTAL ASSETS</b>	<b>138,467.92</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,104.96
<b>Total Liabilities</b>	<b>5,104.96</b>
<b>Capital</b>	
Retained Earnings	136,809.78
Calculated Retained Earnings	-6,266.80
Calculated Prior Years Retained Earnings	2,819.98
<b>Total Capital</b>	<b>133,362.96</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>138,467.92</b>

# Income Statement

Welch Randall

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

As of: Jan 2024

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	21,000.00	99.74	21,000.00	99.74
Parking Permit	5.50	0.03	5.50	0.03
Late Fee	50.00	0.24	50.00	0.24
<b>Total Operating Income</b>	<b>21,055.50</b>	<b>100.00</b>	<b>21,055.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Jordan Meadows HOA Expense</b>				
JMEA- Insurance	10.00	0.05	10.00	0.05
JMEA- Tree Removal	6,900.00	32.77	6,900.00	32.77
JMEA- Trash Removal	1,147.00	5.45	1,147.00	5.45
JMEA- Storm Water/ Street Lighting	5,719.44	27.16	5,719.44	27.16
JMEA- Common Area Electricity	70.25	0.33	70.25	0.33
JMEA- Office Supplies	135.00	0.64	135.00	0.64
JMEA- Property Repair & Maintenance	3,397.78	16.14	3,397.78	16.14
JMEA- Snow Removal	9,337.00	44.34	9,337.00	44.34
<b>Total Jordan Meadows HOA Expense</b>	<b>26,716.47</b>	<b>126.89</b>	<b>26,716.47</b>	<b>126.89</b>
<b>Property Management</b>				
Management Fee	960.00	4.56	960.00	4.56
<b>Total Property Management</b>	<b>960.00</b>	<b>4.56</b>	<b>960.00</b>	<b>4.56</b>
<b>Total Operating Expense</b>	<b>27,676.47</b>	<b>131.45</b>	<b>27,676.47</b>	<b>131.45</b>
<b>NOI - Net Operating Income</b>	<b>-6,620.97</b>	<b>-31.45</b>	<b>-6,620.97</b>	<b>-31.45</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	354.17	1.68	354.17	1.68
<b>Total Other Income</b>	<b>354.17</b>	<b>1.68</b>	<b>354.17</b>	<b>1.68</b>
<b>Net Other Income</b>	<b>354.17</b>	<b>1.68</b>	<b>354.17</b>	<b>1.68</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	21,409.67	101.68	21,409.67	101.68
Total Expense	27,676.47	131.45	27,676.47	131.45
Net Income	<u>-6,266.80</u>	<u>-29.76</u>	<u>-6,266.80</u>	<u>-29.76</u>