

## Balance Sheet

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

As of: 02/29/2024

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	7,584.00
Savings/Reserve Account	5,149.06
JMEA Reserve Acct	129,187.64
<b>Total Cash</b>	<b>141,920.70</b>
<b>TOTAL ASSETS</b>	<b>141,920.70</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,079.96
<b>Total Liabilities</b>	<b>5,079.96</b>
<b>Capital</b>	
Retained Earnings	136,809.78
Calculated Retained Earnings	-2,789.02
Calculated Prior Years Retained Earnings	2,819.98
<b>Total Capital</b>	<b>136,840.74</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>141,920.70</b>

# Income Statement

Welch Randall

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

As of: Feb 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	19,500.00	99.92	40,500.00	99.83
Parking Permit	15.00	0.08	20.50	0.05
Late Fee	0.00	0.00	50.00	0.12
<b>Total Operating Income</b>	<b>19,515.00</b>	<b>100.00</b>	<b>40,570.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Jordan Meadows HOA Expense</b>				
JMEA- Insurance	3,551.35	18.20	3,561.35	8.78
JMEA- Landscape	379.00	1.94	379.00	0.93
JMEA- Tree Removal	0.00	0.00	6,900.00	17.01
JMEA- Trash Removal	1,000.75	5.13	2,147.75	5.29
JMEA- Storm Water/ Street Lighting	5,842.36	29.94	11,561.80	28.50
JMEA- Common Area Electricity	141.99	0.73	212.24	0.52
JMEA- Office Supplies	-42.00	-0.22	93.00	0.23
JMEA- Property Repair & Maintenance	500.00	2.56	3,397.78	8.38
JMEA- Snow Removal	4,506.00	23.09	13,843.00	34.12
<b>Total Jordan Meadows HOA Expense</b>	<b>15,879.45</b>	<b>81.37</b>	<b>42,095.92</b>	<b>103.76</b>
<b>Property Management</b>				
Management Fee	960.00	4.92	1,920.00	4.73
<b>Total Property Management</b>	<b>960.00</b>	<b>4.92</b>	<b>1,920.00</b>	<b>4.73</b>
Bank Fees / Interest	30.00	0.15	30.00	0.07
<b>Total Operating Expense</b>	<b>16,869.45</b>	<b>86.44</b>	<b>44,045.92</b>	<b>108.57</b>
<b>NOI - Net Operating Income</b>	<b>2,645.55</b>	<b>13.56</b>	<b>-3,475.42</b>	<b>-8.57</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	332.23	1.70	686.40	1.69
<b>Total Other Income</b>	<b>332.23</b>	<b>1.70</b>	<b>686.40</b>	<b>1.69</b>

## Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Net Other Income	332.23	1.70	686.40	1.69
Total Income	19,847.23	101.70	41,256.90	101.69
Total Expense	16,869.45	86.44	44,045.92	108.57
Net Income	<u>2,977.78</u>	<u>15.26</u>	<u>-2,789.02</u>	<u>-6.87</u>