

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,755.47
Savings/Reserve Account	5,149.49
JMEA Reserve Acct	133,547.88
Total Cash	149,452.84
TOTAL ASSETS	149,452.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,034.96
Total Liabilities	6,034.96
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	3,788.12
Calculated Prior Years Retained Earnings	2,819.98
Total Capital	143,417.88
TOTAL LIABILITIES & CAPITAL	149,452.84

Income Statement

Welch Randall

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

As of: Mar 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
Operating Income & Expense				
Income				
Association Dues	20,250.00	99.31	60,750.00	99.65
Parking Permit	30.00	0.15	50.50	0.08
Late Fee	110.00	0.54	160.00	0.26
Total Operating Income	20,390.00	100.00	60,960.50	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	3,695.35	18.12	7,256.70	11.90
JMEA- Landscape	774.00	3.80	1,153.00	1.89
JMEA- Tree Removal	950.00	4.66	7,850.00	12.88
JMEA- Trash Removal	1,000.75	4.91	3,148.50	5.16
JMEA- Storm Water/ Street Lighting	5,322.63	26.10	16,884.43	27.70
JMEA- Common Area Electricity	69.80	0.34	282.04	0.46
JMEA- Office Supplies	40.00	0.20	133.00	0.22
JMEA- Property Repair & Maintenance	0.00	0.00	3,397.78	5.57
JMEA- Snow Removal	1,250.00	6.13	15,093.00	24.76
Total Jordan Meadows HOA Expense	13,102.53	64.26	55,198.45	90.55
Property Management				
Management Fee	960.00	4.71	2,880.00	4.72
Total Property Management	960.00	4.71	2,880.00	4.72
WR - Real Estate Brokerage Expenses				
Administrative				
Tax Related	111.00	0.54	111.00	0.18
Total Administrative	111.00	0.54	111.00	0.18
Total WR - Real Estate Brokerage Expenses	111.00	0.54	111.00	0.18
Bank Fees / Interest	0.00	0.00	30.00	0.05
Total Operating Expense	14,173.53	69.51	58,219.45	95.50

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	6,216.47	30.49	2,741.05	4.50
Other Income & Expense				
Other Income				
Interest on Bank Accounts	360.67	1.77	1,047.07	1.72
Total Other Income	360.67	1.77	1,047.07	1.72
Net Other Income	360.67	1.77	1,047.07	1.72
Total Income	20,750.67	101.77	62,007.57	101.72
Total Expense	14,173.53	69.51	58,219.45	95.50
Net Income	6,577.14	32.26	3,788.12	6.21