

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	71,425.30
Savings/Reserve Account	5,283.20
JMEA Reserve Acct	81,741.78
Total Cash	158,450.28
TOTAL ASSETS	158,450.28
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,395.00
Total Liabilities	10,395.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	-8,410.69
Calculated Prior Years Retained Earnings	19,656.19
Total Capital	148,055.28
TOTAL LIABILITIES & CAPITAL	158,450.28

Income Statement

Welch Randall

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

As of: Apr 2026

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				
HOA - Special Assessment	5,860.00	22.79	24,050.00	23.11
Association Dues	19,770.00	76.90	79,600.00	76.50
Fine & Violation	0.00	0.00	50.00	0.05
Parking Permit	30.00	0.12	120.00	0.12
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	50.00	0.19	210.00	0.20
Total Operating Income	25,710.00	100.00	104,050.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	4,417.30	17.18	16,493.20	15.85
JMEA- Landscape	2,877.77	11.19	6,005.54	5.77
JMEA- Trash Removal	1,515.42	5.89	5,232.69	5.03
JMEA- Storm Water/ Street Lighting	256.80	1.00	25,651.25	24.65
JMEA- Common Area Electricity	75.03	0.29	301.98	0.29
JMEA- Office Supplies	234.00	0.91	246.50	0.24
JMEA- Property Repair & Maintenance	54,975.97	213.83	55,061.97	52.92
JMEA- Snow Removal	0.00	0.00	0.00	0.00
JMEA- Pest Control	0.00	0.00	0.00	0.00
Total Jordan Meadows HOA Expense	64,352.29	250.30	108,993.13	104.75
Property Management				
Management Fee	1,008.00	3.92	3,936.00	3.78
Total Property Management	1,008.00	3.92	3,936.00	3.78
Tax Related	0.00	0.00	271.00	0.26
Total Operating Expense	65,360.29	254.22	113,200.13	108.79
NOI - Net Operating Income	-39,650.29	-154.22	-9,150.13	-8.79

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	64.32	0.25	739.44	0.71
Total Other Income	64.32	0.25	739.44	0.71
Net Other Income	64.32	0.25	739.44	0.71
Total Income	25,774.32	100.25	104,789.44	100.71
Total Expense	65,360.29	254.22	113,200.13	108.79
Net Income	-39,585.97	-153.97	-8,410.69	-8.08