

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	51,894.48
Savings/Reserve Account	5,296.57
JMEA Reserve Acct	120,508.43
Total Cash	177,699.48
TOTAL ASSETS	177,699.48
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,815.00
Total Liabilities	11,815.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	9,418.51
Calculated Prior Years Retained Earnings	19,656.19
Total Capital	165,884.48
TOTAL LIABILITIES & CAPITAL	177,699.48

Income Statement

Welch Randall LLC

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

As of: Aug 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	8,020.00	23.22	50,130.00	23.09
Association Dues	26,020.00	75.33	165,900.00	76.42
Fine & Violation	0.00	0.00	50.00	0.02
Parking Permit	60.00	0.17	300.00	0.14
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	440.00	1.27	695.00	0.32
Total Operating Income	34,540.00	100.00	217,095.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	4,025.30	11.65	34,044.40	15.68
JMEA- Landscape	0.00	0.00	23,088.85	10.64
JMEA- Trash Removal	0.00	0.00	10,413.11	4.80
JMEA- Storm Water/ Street Lighting	10,141.61	29.36	58,984.66	27.17
JMEA- Common Area Electricity	73.32	0.21	599.68	0.28
JMEA- Office Supplies	0.00	0.00	370.28	0.17
JMEA- Property Repair & Maintenance	0.00	0.00	73,170.97	33.70
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	14,240.23	41.23	200,671.95	92.44
Property Management				
Management Fee	1,008.00	2.92	7,968.00	3.67
Total Property Management	1,008.00	2.92	7,968.00	3.67
Tax Related	0.00	0.00	271.00	0.12
Total Operating Expense	15,248.23	44.15	208,910.95	96.23
NOI - Net Operating Income	19,291.77	55.85	8,184.05	3.77

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	228.24	0.66	1,234.46	0.57
Total Other Income	228.24	0.66	1,234.46	0.57
Net Other Income	228.24	0.66	1,234.46	0.57
Total Income	34,768.24	100.66	218,329.46	100.57
Total Expense	15,248.23	44.15	208,910.95	96.23
Net Income	19,520.01	56.51	9,418.51	4.34