

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,112.71
Savings/Reserve Account	5,289.83
JMEA Reserve Acct	118,286.93
Total Cash	156,689.47
TOTAL ASSETS	156,689.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,325.00
Total Liabilities	10,325.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	-10,101.50
Calculated Prior Years Retained Earnings	19,656.19
Total Capital	146,364.47
TOTAL LIABILITIES & CAPITAL	156,689.47

Income Statement

Welch Randall LLC

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

As of: Jul 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	5,840.00	22.74	42,110.00	23.07
Association Dues	19,765.00	76.97	139,880.00	76.62
Fine & Violation	0.00	0.00	50.00	0.03
Parking Permit	60.00	0.23	240.00	0.13
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	15.00	0.06	255.00	0.14
Total Operating Income	25,680.00	100.00	182,555.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	5,475.30	21.32	30,019.10	16.44
JMEA- Landscape	5,277.77	20.55	23,088.85	12.65
JMEA- Trash Removal	2,033.92	7.92	10,413.11	5.70
JMEA- Storm Water/ Street Lighting	0.00	0.00	48,843.05	26.76
JMEA- Common Area Electricity	75.03	0.29	526.36	0.29
JMEA- Office Supplies	0.00	0.00	370.28	0.20
JMEA- Property Repair & Maintenance	0.00	0.00	73,170.97	40.08
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	12,862.02	50.09	186,431.72	102.12
Property Management				
Management Fee	1,008.00	3.93	6,960.00	3.81
Total Property Management	1,008.00	3.93	6,960.00	3.81
Tax Related	0.00	0.00	271.00	0.15
Total Operating Expense	13,870.02	54.01	193,662.72	106.08
NOI - Net Operating Income	11,809.98	45.99	-11,107.72	-6.08

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	155.85	0.61	1,006.22	0.55
Total Other Income	155.85	0.61	1,006.22	0.55
Net Other Income	155.85	0.61	1,006.22	0.55
Total Income	25,835.85	100.61	183,561.22	100.55
Total Expense	13,870.02	54.01	193,662.72	106.08
Net Income	11,965.83	46.60	-10,101.50	-5.53