

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	52,777.73
Savings/Reserve Account	5,289.83
JMEA Reserve Acct	85,846.08
Total Cash	143,913.64
TOTAL ASSETS	143,913.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,515.00
Total Liabilities	9,515.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	-22,067.33
Calculated Prior Years Retained Earnings	19,656.19
Total Capital	134,398.64
TOTAL LIABILITIES & CAPITAL	143,913.64

Income Statement

Welch Randall LLC

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

As of: Jun 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	6,060.00	22.71	36,270.00	23.12
Association Dues	20,580.00	77.11	120,115.00	76.57
Fine & Violation	0.00	0.00	50.00	0.03
Parking Permit	30.00	0.11	180.00	0.11
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	20.00	0.07	240.00	0.15
Total Operating Income	26,690.00	100.00	156,875.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	4,025.30	15.08	24,543.80	15.65
JMEA- Landscape	11,805.54	44.23	17,811.08	11.35
JMEA- Trash Removal	1,818.84	6.81	8,379.19	5.34
JMEA- Storm Water/ Street Lighting	16,526.13	61.92	48,843.05	31.14
JMEA- Common Area Electricity	74.61	0.28	451.33	0.29
JMEA- Office Supplies	0.00	0.00	370.28	0.24
JMEA- Property Repair & Maintenance	17,865.00	66.94	73,170.97	46.64
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	52,115.42	195.26	173,569.70	110.64
Property Management				
Management Fee	1,008.00	3.78	5,952.00	3.79
Total Property Management	1,008.00	3.78	5,952.00	3.79
Tax Related	0.00	0.00	271.00	0.17
Total Operating Expense	53,123.42	199.04	179,792.70	114.61
NOI - Net Operating Income	-26,433.42	-99.04	-22,917.70	-14.61

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	55.00	0.21	850.37	0.54
Total Other Income	55.00	0.21	850.37	0.54
Net Other Income	55.00	0.21	850.37	0.54
Total Income	26,745.00	100.21	157,725.37	100.54
Total Expense	53,123.42	199.04	179,792.70	114.61
Net Income	-26,378.42	-98.83	-22,067.33	-14.07