

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	80,301.15
Savings/Reserve Account	5,286.57
JMEA Reserve Acct	83,794.34
Total Cash	169,382.06
TOTAL ASSETS	169,382.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,605.00
Total Liabilities	8,605.00
Capital	
Retained Earnings	136,809.78
Calculated Retained Earnings	4,311.09
Calculated Prior Years Retained Earnings	19,656.19
Total Capital	160,777.06
TOTAL LIABILITIES & CAPITAL	169,382.06

Income Statement

Welch Randall LLC

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

As of: May 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	6,160.00	23.57	30,210.00	23.21
Association Dues	19,935.00	76.28	99,535.00	76.46
Fine & Violation	0.00	0.00	50.00	0.04
Parking Permit	30.00	0.11	150.00	0.12
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	10.00	0.04	220.00	0.17
Total Operating Income	26,135.00	100.00	130,185.00	100.00
Expense				
Jordan Meadows HOA Expense				
JMEA- Insurance	4,025.30	15.40	20,518.50	15.76
JMEA- Landscape	0.00	0.00	6,005.54	4.61
JMEA- Trash Removal	1,327.66	5.08	6,560.35	5.04
JMEA- Storm Water/ Street Lighting	6,665.67	25.50	32,316.92	24.82
JMEA- Common Area Electricity	74.74	0.29	376.72	0.29
JMEA- Office Supplies	123.78	0.47	370.28	0.28
JMEA- Property Repair & Maintenance	244.00	0.93	55,305.97	42.48
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	12,461.15	47.68	121,454.28	93.29
Property Management				
Management Fee	1,008.00	3.86	4,944.00	3.80
Total Property Management	1,008.00	3.86	4,944.00	3.80
Tax Related	0.00	0.00	271.00	0.21
Total Operating Expense	13,469.15	51.54	126,669.28	97.30
NOI - Net Operating Income	12,665.85	48.46	3,515.72	2.70

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	55.93	0.21	795.37	0.61
Total Other Income	55.93	0.21	795.37	0.61
Net Other Income	55.93	0.21	795.37	0.61
Total Income	26,190.93	100.21	130,980.37	100.61
Total Expense	13,469.15	51.54	126,669.28	97.30
Net Income	12,721.78	48.68	4,311.09	3.31