

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 16,099.90 |
| Savings/Reserve Account | 5,155.43 |
| JMEA Reserve Acct | 135,904.89 |
| Total Cash | 157,160.22 |
| TOTAL ASSETS | 157,160.22 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 6,284.96 |
| Total Liabilities | 6,284.96 |
| Capital | |
| Retained Earnings | 136,809.78 |
| Calculated Retained Earnings | 11,245.50 |
| Calculated Prior Years Retained Earnings | 2,819.98 |
| Total Capital | 150,875.26 |
| TOTAL LIABILITIES & CAPITAL | 157,160.22 |

Income Statement

Welch Randall

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

As of: Apr 2024

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 | | | | |
| Association Dues | 20,206.00 | 99.39 | 80,956.00 | 99.59 |
| Parking Permit | 45.00 | 0.22 | 95.50 | 0.12 |
| Late Fee | 80.00 | 0.39 | 240.00 | 0.30 |
| Total Operating Income | 20,331.00 | 100.00 | 81,291.50 | 100.00 |
| Expense | | | | |
| Jordan Meadows HOA Expense | | | | |
| JMEA- Insurance | 3,303.35 | 16.25 | 10,560.05 | 12.99 |
| JMEA- Landscape | 2,877.77 | 14.15 | 4,030.77 | 4.96 |
| JMEA- Tree Removal | 0.00 | 0.00 | 7,850.00 | 9.66 |
| JMEA- Trash Removal | 0.00 | 0.00 | 3,148.50 | 3.87 |
| JMEA- Storm Water/ Street Lighting | 5,312.83 | 26.13 | 22,197.26 | 27.31 |
| JMEA- Common Area Electricity | 69.65 | 0.34 | 351.69 | 0.43 |
| JMEA- Office Supplies | 0.00 | 0.00 | 133.00 | 0.16 |
| JMEA- Property Repair & Maintenance | 712.97 | 3.51 | 4,110.75 | 5.06 |
| JMEA- Snow Removal | 0.00 | 0.00 | 15,093.00 | 18.57 |
| Total Jordan Meadows HOA Expense | 12,276.57 | 60.38 | 67,475.02 | 83.00 |
| Property Management | | | | |
| Management Fee | 960.00 | 4.72 | 3,840.00 | 4.72 |
| Total Property Management | 960.00 | 4.72 | 3,840.00 | 4.72 |
| Tax Related | 0.00 | 0.00 | 111.00 | 0.14 |
| Bank Fees / Interest | 0.00 | 0.00 | 30.00 | 0.04 |
| Total Operating Expense | 13,236.57 | 65.11 | 71,456.02 | 87.90 |
| NOI - Net Operating Income | 7,094.43 | 34.89 | 9,835.48 | 12.10 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 362.95 | 1.79 | 1,410.02 | 1.73 |
| Total Other Income | 362.95 | 1.79 | 1,410.02 | 1.73 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|------------------|-----------------|---------------------|-------------------|------------------------|
| Net Other Income | 362.95 | 1.79 | 1,410.02 | 1.73 |
| Total Income | 20,693.95 | 101.79 | 82,701.52 | 101.73 |
| Total Expense | 13,236.57 | 65.11 | 71,456.02 | 87.90 |
| Net Income | <u>7,457.38</u> | <u>36.68</u> | <u>11,245.50</u> | <u>13.83</u> |