

## Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	20,771.21
Savings/Reserve Account	5,155.43
JMEA Reserve Acct	99,680.89
<b>Total Cash</b>	<b>125,607.53</b>
<b>TOTAL ASSETS</b>	<b>125,607.53</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,284.96
<b>Total Liabilities</b>	<b>7,284.96</b>
<b>Capital</b>	
Retained Earnings	136,809.78
Calculated Retained Earnings	-21,307.19
Calculated Prior Years Retained Earnings	2,819.98
<b>Total Capital</b>	<b>118,322.57</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>125,607.53</b>

# Income Statement

Welch Randall

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

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	19,518.00	99.67	100,474.00	99.60
Parking Permit	45.00	0.23	140.50	0.14
Late Fee	20.00	0.10	260.00	0.26
<b>Total Operating Income</b>	<b>19,583.00</b>	<b>100.00</b>	<b>100,874.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Jordan Meadows HOA Expense</b>				
JMEA- Insurance	3,303.35	16.87	13,863.40	13.74
JMEA- Landscape	391.00	2.00	4,421.77	4.38
JMEA- Tree Removal	0.00	0.00	7,850.00	7.78
JMEA- Trash Removal	2,052.62	10.48	5,201.12	5.16
JMEA- Storm Water/ Street Lighting	5,587.22	28.53	27,784.48	27.54
JMEA- Common Area Electricity	69.91	0.36	421.60	0.42
JMEA- Office Supplies	50.00	0.26	183.00	0.18
JMEA- Property Repair & Maintenance	39,721.59	202.84	43,832.34	43.45
JMEA- Snow Removal	0.00	0.00	15,093.00	14.96
<b>Total Jordan Meadows HOA Expense</b>	<b>51,175.69</b>	<b>261.33</b>	<b>118,650.71</b>	<b>117.62</b>
<b>Property Management</b>				
Management Fee	960.00	4.90	4,800.00	4.76
<b>Total Property Management</b>	<b>960.00</b>	<b>4.90</b>	<b>4,800.00</b>	<b>4.76</b>
Tax Related	0.00	0.00	111.00	0.11
Bank Fees / Interest	0.00	0.00	30.00	0.03
<b>Total Operating Expense</b>	<b>52,135.69</b>	<b>266.23</b>	<b>123,591.71</b>	<b>122.52</b>
<b>NOI - Net Operating Income</b>	<b>-32,552.69</b>	<b>-166.23</b>	<b>-22,717.21</b>	<b>-22.52</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.00	0.00	1,410.02	1.40
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>1,410.02</b>	<b>1.40</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.00	0.00	1,410.02	1.40
Total Income	19,583.00	100.00	102,284.52	101.40
Total Expense	52,135.69	266.23	123,591.71	122.52
Net Income	<u>-32,552.69</u>	<u>-166.23</u>	<u>-21,307.19</u>	<u>-21.12</u>