

# Balance Sheet

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

As of: 06/30/2024

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	27,175.21
Savings/Reserve Account	5,168.33
JMEA Reserve Acct	101,978.02
<b>Total Cash</b>	<b>134,321.56</b>
<b>TOTAL ASSETS</b>	<b>134,321.56</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,809.98
<b>Total Liabilities</b>	<b>6,809.98</b>
<b>Capital</b>	
Retained Earnings	136,809.78
Calculated Retained Earnings	-12,118.18
Calculated Prior Years Retained Earnings	2,819.98
<b>Total Capital</b>	<b>127,511.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>134,321.56</b>

# Income Statement

Welch Randall

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

As of: Jun 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	19,945.60	98.86	120,424.58	99.48
Legal Fee / Lien Income	30.70	0.15	30.70	0.03
Parking Permit	45.00	0.22	185.50	0.15
Late Fee	155.00	0.77	415.00	0.34
<b>Total Operating Income</b>	<b>20,176.30</b>	<b>100.00</b>	<b>121,055.78</b>	<b>100.00</b>
<b>Expense</b>				
<b>Jordan Meadows HOA Expense</b>				
JMEA- Insurance	3,303.36	16.37	17,166.76	14.18
JMEA- Landscape	0.00	0.00	4,421.77	3.65
JMEA- Tree Removal	0.00	0.00	7,850.00	6.48
JMEA- Trash Removal	1,179.45	5.85	6,380.57	5.27
JMEA- Storm Water/ Street Lighting	5,621.49	27.86	33,405.97	27.60
JMEA- Common Area Electricity	0.00	0.00	421.60	0.35
JMEA- Office Supplies	-12.00	-0.06	171.00	0.14
JMEA- Property Repair & Maintenance	250.00	1.24	44,082.34	36.41
JMEA- Snow Removal	0.00	0.00	15,093.00	12.47
<b>Total Jordan Meadows HOA Expense</b>	<b>10,342.30</b>	<b>51.26</b>	<b>128,993.01</b>	<b>106.56</b>
<b>Property Management</b>				
Management Fee	960.00	4.76	5,760.00	4.76
<b>Total Property Management</b>	<b>960.00</b>	<b>4.76</b>	<b>5,760.00</b>	<b>4.76</b>
Tax Related	0.00	0.00	111.00	0.09
Bank Fees / Interest	0.00	0.00	30.00	0.02
<b>Total Operating Expense</b>	<b>11,302.30</b>	<b>56.02</b>	<b>134,894.01</b>	<b>111.43</b>
<b>NOI - Net Operating Income</b>	<b>8,874.00</b>	<b>43.98</b>	<b>-13,838.23</b>	<b>-11.43</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank	310.03	1.54	1,720.05	1.42

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
<b>Total Other Income</b>	<u>310.03</u>	<u>1.54</u>	<u>1,720.05</u>	<u>1.42</u>
<b>Net Other Income</b>	<u>310.03</u>	<u>1.54</u>	<u>1,720.05</u>	<u>1.42</u>
Total Income	20,486.33	101.54	122,775.83	101.42
Total Expense	11,302.30	56.02	134,894.01	111.43
<b>Net Income</b>	<u><u>9,184.03</u></u>	<u><u>45.52</u></u>	<u><u>-12,118.18</u></u>	<u><u>-10.01</u></u>