

Balance Sheet

Properties: Meadows East Owners Association - 5665 S Ogden, UT 84405

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,570.33
MEA Savings 7733 - Common	148,250.70
MEA Savings 7725 - PRUD	63,908.09
MEA Savings 7717 - Condo	77,349.30
Total Cash	294,078.42
TOTAL ASSETS	294,078.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,108.22
Total Liabilities	5,108.22
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	50,855.03
Calculated Prior Years Retained Earnings	3,515.66
Total Capital	288,970.20
TOTAL LIABILITIES & CAPITAL	294,078.42

Income Statement

Welch Randall

Properties: Meadows East Owners Association - 5665 S Ogden, UT 84405

As of: Sep 2025

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 Fee- MEA PRUD	12,270.45	69.82	116,325.25	69.78
Association Fee- MEA CONDO	5,205.00	29.62	49,087.11	29.45
NSF Fees Collected	0.00	0.00	40.00	0.02
Late Fee	100.00	0.57	1,250.00	0.75
Total Operating Income	17,575.45	100.00	166,702.36	100.00
Expense				
Meadows East HOA				
MEA - Admin. Supplies	16.25	0.09	887.51	0.52
MEA - Association Taxes	0.00	0.00	0.00	0.00
MEA - Common Area - Property Maint.	0.00	0.00	360.00	0.22
MEA - Common Area - Swimming Pool	124.20	0.71	379.85	0.23
MEA - Condo - Insurance	746.50	4.25	5,225.50	3.13
MEA - Condo - Property Maint.	200.00	1.14	200.00	0.12
MEA - Landscaping	5,079.30	28.90	40,689.90	24.41
MEA - Legal Fees	0.00	0.00	2,009.00	1.21
MEA - Materials and Supplies	0.00	0.00	1,035.13	0.62
MEA - PRUD - Insurance	1,758.54	10.01	16,974.48	10.18
MEA - Utilities - Electrical	493.99	2.81	2,347.46	1.41
MEA - Utilities - Water and Sewer	3,759.21	21.39	31,376.73	18.82
MEA - Asphalt Maintenance & Repairs	0.00	0.00	1,018.23	0.61
MEA - Pool Capital Improvements	3,019.88	17.18	3,019.88	1.81
MEA - Misc Expense	0.00	0.00	116.94	0.07
Total Meadows East HOA	15,197.87	86.47	105,620.61	63.36
Property Management				
Management Fee	720.00	4.10	6,480.00	3.89
Total Property Management	720.00	4.10	6,480.00	3.89
Start Up Fee Expense	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	15,917.87	90.57	112,100.61	67.25
NOI - Net Operating Income	1,657.58	9.43	54,601.75	32.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.94	0.03	38.28	0.02
Total Other Income	4.94	0.03	38.28	0.02
Other Expense				
MEA - Capital Improvements Soffit/Fascia/gutters	0.00	0.00	3,785.00	2.27
Total Other Expense	0.00	0.00	3,785.00	2.27
Net Other Income	4.94	0.03	-3,746.72	-2.25
Total Income	17,580.39	100.03	166,740.64	100.02
Total Expense	15,917.87	90.57	115,885.61	69.52
Net Income	1,662.52	9.46	50,855.03	30.51