Balance Sheet

Properties: Meadows East Owners Association - 5665 S Ogden, UT 84405
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,867.81
MEA Savings 7733 - Common	131,950.54
MEA Savings 7725 - PRUD	68,171.20
MEA Savings 7717 - Condo	78,491.07
Total Cash	**312,480.62**
TOTAL ASSETS	**312,480.62**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,205.00
Total Liabilities	**7,205.00**
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	25,853.37
Calculated Prior Years Retained Earnings	44,822.74
Total Capital	**305,275.62**
TOTAL LIABILITIES & CAPITAL	**312,480.62**

Income Statement

Welch Randall

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

As of: Apr 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				
Association Fee- MEA PRUD	11,150.00	67.84	49,362.88	68.30
Association Fee- MEA CONDO	5,135.47	31.25	22,088.22	30.56
Fine & Violation	150.00	0.91	325.00	0.45
Interest Income	0.00	0.00	46.00	0.06
NSF Fees Collected	0.00	0.00	40.00	0.06
Late Fee	0.00	0.00	415.00	0.57
Total Operating Income	**16,435.47**	**100.00**	**72,277.10**	**100.00**
Expense				
Meadows East HOA				
MEA - Admin. Supplies	208.75	1.27	346.96	0.48
MEA - Common Area - Property Maint.	65.00	0.40	65.00	0.09
MEA - Common Area - Swimming Pool	111.29	0.68	339.58	0.47
MEA - Condo - Insurance	836.54	5.09	3,166.08	4.38
MEA - Landscaping	2,899.00	17.64	12,906.00	17.86
MEA - Legal Fees	1,319.00	8.03	1,319.00	1.82
MEA - Materials and Supplies	0.00	0.00	0.00	0.00
MEA - PRUD - Insurance	1,964.97	11.96	7,446.98	10.30
MEA - Utilities - Electrical	153.33	0.93	627.12	0.87
MEA - Utilities - Water and Sewer	3,956.34	24.07	16,890.06	23.37
MEA - Pool Capital Improvements	0.00	0.00	455.00	0.63
Total Meadows East HOA	**11,514.22**	**70.06**	**43,561.78**	**60.27**
Property Management				
Management Fee	720.00	4.38	2,880.00	3.98
Total Property Management	**720.00**	**4.38**	**2,880.00**	**3.98**
Total Operating Expense	**12,234.22**	**74.44**	**46,441.78**	**64.26**
NOI - Net Operating Income	**4,201.25**	**25.56**	**25,835.32**	**35.74**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.51	0.03	18.05	0.02
Total Other Income	**4.51**	**0.03**	**18.05**	**0.02**
Other Expense				
MEA - Capital Improvements Soffit/ Fascia/gutters	0.00	0.00	0.00	0.00
Total Other Expense	**0.00**	**0.00**	**0.00**	**0.00**
Net Other Income	**4.51**	**0.03**	**18.05**	**0.02**
Total Income	16,439.98	100.03	72,295.15	100.02
Total Expense	12,234.22	74.44	46,441.78	64.26
Net Income	**4,205.76**	**25.59**	**25,853.37**	**35.77**