

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	48,490.59
MEA Savings 7733 - Common	131,959.31
MEA Savings 7725 - PRUD	59,175.56
MEA Savings 7717 - Condo	78,496.28
Total Cash	318,121.74
TOTAL ASSETS	318,121.74
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,621.55
Total Liabilities	8,621.55
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	29,787.61
Calculated Prior Years Retained Earnings	45,113.07
Total Capital	309,500.19
TOTAL LIABILITIES & CAPITAL	318,121.74

Income Statement

Welch Randall LLC

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

As of: Aug 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	12,430.80	70.25	101,365.28	69.66
Association Fee- MEA CONDO	5,050.00	28.54	42,455.00	29.17
Clubhouse / Pool	40.00	0.23	40.00	0.03
Fine & Violation	100.00	0.57	430.00	0.30
Interest Income	4.20	0.02	137.35	0.09
NSF Fees Collected	20.00	0.11	80.00	0.05
Late Fee	50.00	0.28	1,015.00	0.70
Total Operating Income	17,695.00	100.00	145,522.63	100.00
Expense				
Meadows East HOA				
MEA - Admin. Supplies	171.58	0.97	702.27	0.48
MEA - Common Area - Property Maint.	0.00	0.00	65.00	0.04
MEA - Common Area - Swimming Pool	244.53	1.38	1,445.50	0.99
MEA - Condo - Insurance	836.54	4.73	6,512.24	4.48
MEA - Landscaping	4,877.20	27.56	44,974.20	30.91
MEA - Legal Fees	0.00	0.00	2,619.00	1.80
MEA - Materials and Supplies	0.00	0.00	85.34	0.06
MEA - PRUD - Insurance	2,293.97	12.96	15,635.86	10.74
MEA - PRUD - Property Maint.	0.00	0.00	-1,034.67	-0.71
MEA - Utilities - Electrical	459.23	2.60	2,052.26	1.41
MEA - Utilities - Water and Sewer	7,077.80	40.00	33,905.31	23.30
MEA - Asphalt Maintenance & Repairs	0.00	0.00	0.00	0.00
MEA - Pool Capital Improvements	2,594.10	14.66	3,049.10	2.10
MEA - Misc Expense	0.00	0.00	0.00	0.00
Total Meadows East HOA	18,554.95	104.86	110,011.41	75.60
Property Management				
Management Fee	720.00	4.07	5,760.00	3.96
Total Property Management	720.00	4.07	5,760.00	3.96

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	19,274.95	108.93	115,771.41	79.56
NOI - Net Operating Income	-1,579.95	-8.93	29,751.22	20.44
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.51	0.03	36.39	0.03
Total Other Income	4.51	0.03	36.39	0.03
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	36.39	0.03
Total Income	17,699.51	100.03	145,559.02	100.03
Total Expense	19,274.95	108.93	115,771.41	79.56
Net Income	-1,575.44	-8.90	29,787.61	20.47