

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	50,880.54
MEA Savings 7733 - Common	131,957.10
MEA Savings 7725 - PRUD	59,174.57
MEA Savings 7717 - Condo	78,494.97
Total Cash	320,507.18
TOTAL ASSETS	320,507.18
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,431.55
Total Liabilities	9,431.55
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	31,363.05
Calculated Prior Years Retained Earnings	45,113.07
Total Capital	311,075.63
TOTAL LIABILITIES & CAPITAL	320,507.18

Income Statement

Welch Randall LLC

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

As of: Jul 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	14,401.60	71.57	88,934.48	69.57
Association Fee- MEA CONDO	5,315.00	26.41	37,405.00	29.26
Fine & Violation	0.00	0.00	330.00	0.26
Interest Income	87.15	0.43	133.15	0.10
NSF Fees Collected	20.00	0.10	60.00	0.05
Late Fee	300.00	1.49	965.00	0.75
Total Operating Income	20,123.75	100.00	127,827.63	100.00
Expense				
Meadows East HOA				
MEA - Admin. Supplies	0.00	0.00	530.69	0.42
MEA - Common Area - Property Maint.	0.00	0.00	65.00	0.05
MEA - Common Area - Swimming Pool	348.27	1.73	1,200.97	0.94
MEA - Condo - Insurance	836.54	4.16	5,675.70	4.44
MEA - Landscaping	18,898.50	93.91	40,097.00	31.37
MEA - Legal Fees	1,300.00	6.46	2,619.00	2.05
MEA - Materials and Supplies	0.00	0.00	85.34	0.07
MEA - PRUD - Insurance	1,964.97	9.76	13,341.89	10.44
MEA - PRUD - Property Maint.	0.00	0.00	-1,034.67	-0.81
MEA - Utilities - Electrical	812.45	4.04	1,593.03	1.25
MEA - Utilities - Water and Sewer	1,687.33	8.38	26,827.51	20.99
MEA - Asphalt Maintenance & Repairs	0.00	0.00	0.00	0.00
MEA - Pool Capital Improvements	0.00	0.00	455.00	0.36
Total Meadows East HOA	25,848.06	128.45	91,456.46	71.55
Property Management				
Management Fee	720.00	3.58	5,040.00	3.94
Total Property Management	720.00	3.58	5,040.00	3.94
Total Operating Expense	26,568.06	132.02	96,496.46	75.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-6,444.31	-32.02	31,331.17	24.51
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.64	0.02	31.88	0.02
Total Other Income	4.64	0.02	31.88	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	4.64	0.02	31.88	0.02
Total Income	20,128.39	100.02	127,859.51	100.02
Total Expense	26,568.06	132.02	96,496.46	75.49
Net Income	-6,439.67	-32.00	31,363.05	24.54