

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	47,971.52
MEA Savings 7733 - Common	131,954.89
MEA Savings 7725 - PRUD	68,173.45
MEA Savings 7717 - Condo	78,493.66
Total Cash	326,593.52
TOTAL ASSETS	326,593.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,078.22
Total Liabilities	9,078.22
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	37,802.72
Calculated Prior Years Retained Earnings	45,113.07
Total Capital	317,515.30
TOTAL LIABILITIES & CAPITAL	326,593.52

Income Statement

Welch Randall LLC

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

As of: Jun 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	14,150.00	71.54	74,532.88	69.20
Association Fee- MEA CONDO	5,380.00	27.20	32,090.00	29.79
Fine & Violation	0.00	0.00	330.00	0.31
Interest Income	0.00	0.00	46.00	0.04
NSF Fees Collected	0.00	0.00	40.00	0.04
Late Fee	250.00	1.26	665.00	0.62
Total Operating Income	19,780.00	100.00	107,703.88	100.00
Expense				
Meadows East HOA				
MEA - Admin. Supplies	174.85	0.88	530.69	0.49
MEA - Common Area - Property Maint.	0.00	0.00	65.00	0.06
MEA - Common Area - Swimming Pool	105.69	0.53	852.70	0.79
MEA - Condo - Insurance	836.54	4.23	4,839.16	4.49
MEA - Landscaping	5,102.50	25.80	21,198.50	19.68
MEA - Legal Fees	0.00	0.00	1,319.00	1.22
MEA - Materials and Supplies	27.44	0.14	85.34	0.08
MEA - PRUD - Insurance	1,964.97	9.93	11,376.92	10.56
MEA - PRUD - Property Maint.	0.00	0.00	-1,034.67	-0.96
MEA - Utilities - Electrical	0.00	0.00	780.58	0.72
MEA - Utilities - Water and Sewer	4,064.15	20.55	25,140.18	23.34
MEA - Asphalt Maintenance & Repairs	0.00	0.00	0.00	0.00
MEA - Pool Capital Improvements	0.00	0.00	455.00	0.42
Total Meadows East HOA	12,276.14	62.06	65,608.40	60.92
Property Management				
Management Fee	720.00	3.64	4,320.00	4.01
Total Property Management	720.00	3.64	4,320.00	4.01
Total Operating Expense	12,996.14	65.70	69,928.40	64.93

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	6,783.86	34.30	37,775.48	35.07
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.82	0.02	27.24	0.03
Total Other Income	4.82	0.02	27.24	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	4.82	0.02	27.24	0.03
Total Income	19,784.82	100.02	107,731.12	100.03
Total Expense	12,996.14	65.70	69,928.40	64.93
Net Income	6,788.68	34.32	37,802.72	35.10