

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	40,832.66
MEA Savings 7733 - Common	131,952.61
MEA Savings 7725 - PRUD	68,172.27
MEA Savings 7717 - Condo	78,492.30
Total Cash	319,449.84
TOTAL ASSETS	319,449.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,723.22
Total Liabilities	8,723.22
Capital	
Retained Earnings	234,599.51
Calculated Retained Earnings	31,014.04
Calculated Prior Years Retained Earnings	45,113.07
Total Capital	310,726.62
TOTAL LIABILITIES & CAPITAL	319,449.84

Income Statement

Welch Randall LLC

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

As of: May 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	11,020.00	68.83	60,382.88	68.68
Association Fee- MEA CONDO	4,985.00	31.14	26,710.00	30.38
Fine & Violation	5.00	0.03	330.00	0.38
Interest Income	0.00	0.00	46.00	0.05
NSF Fees Collected	0.00	0.00	40.00	0.05
Late Fee	0.00	0.00	415.00	0.47
Total Operating Income	16,010.00	100.00	87,923.88	100.00
Expense				
Meadows East HOA				
MEA - Admin. Supplies	8.88	0.06	355.84	0.40
MEA - Common Area - Property Maint.	0.00	0.00	65.00	0.07
MEA - Common Area - Swimming Pool	407.43	2.54	747.01	0.85
MEA - Condo - Insurance	836.54	5.23	4,002.62	4.55
MEA - Landscaping	3,190.00	19.93	16,096.00	18.31
MEA - Legal Fees	0.00	0.00	1,319.00	1.50
MEA - Materials and Supplies	57.90	0.36	57.90	0.07
MEA - PRUD - Insurance	1,964.97	12.27	9,411.95	10.70
MEA - PRUD - Property Maint.	-1,034.67	-6.46	-1,034.67	-1.18
MEA - Utilities - Electrical	153.46	0.96	780.58	0.89
MEA - Utilities - Water and Sewer	4,185.97	26.15	21,076.03	23.97
MEA - Asphalt Maintenance & Repairs	0.00	0.00	0.00	0.00
MEA - Pool Capital Improvements	0.00	0.00	455.00	0.52
Total Meadows East HOA	9,770.48	61.03	53,332.26	60.66
Property Management				
Management Fee	720.00	4.50	3,600.00	4.09
Total Property Management	720.00	4.50	3,600.00	4.09
Total Operating Expense	10,490.48	65.52	56,932.26	64.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	5,519.52	34.48	30,991.62	35.25
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.37	0.03	22.42	0.03
Total Other Income	4.37	0.03	22.42	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	4.37	0.03	22.42	0.03
Total Income	16,014.37	100.03	87,946.30	100.03
Total Expense	10,490.48	65.52	56,932.26	64.75
Net Income	5,523.89	34.50	31,014.04	35.27