

**Balance Sheet**

Properties: Kentwood Condominiums HOA - 5586 S. 2800 W. Roy, UT 84067

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	20,051.20
Savings/Reserve Account	45,456.86
<b>Total Cash</b>	<b>65,508.06</b>
<b>TOTAL ASSETS</b>	<b>65,508.06</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,633.30
<b>Total Liabilities</b>	<b>5,633.30</b>
<b>Capital</b>	
Retained Earnings	109,594.34
Calculated Retained Earnings	8,609.28
Calculated Prior Years Retained Earnings	-58,328.86
<b>Total Capital</b>	<b>59,874.76</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>65,508.06</b>

**Income Statement**

Welch Randall

Properties: Kentwood Condominiums HOA - 5586 S. 2800 W. Roy, UT 84067

As of: Sep 2021

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	5,920.00	100.00	51,985.00	97.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,000.00	1.88
Fine & Violation	0.00	0.00	50.00	0.09
Parking Permit	0.00	0.00	50.00	0.09
Late Fee	0.00	0.00	25.70	0.05
<b>Total Operating Income</b>	<b>5,920.00</b>	<b>100.00</b>	<b>53,110.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	8.36	4,455.00	8.39
<b>Total Property Management</b>	<b>495.00</b>	<b>8.36</b>	<b>4,455.00</b>	<b>8.39</b>
<b>Kentwood HOA Expenses</b>				
KWC - Insurance	0.00	0.00	4,924.00	9.27
KWC - Utilities (Water, Sewer)	1,718.32	29.03	13,290.37	25.02
KWC - Trash Removal	240.00	4.05	2,160.00	4.07
KWC- Property Maintenance	71.00	1.20	4,006.00	7.54
KWC- Electricity	11.59	0.20	104.31	0.20
KWC- Landscape	1,190.00	20.10	7,836.35	14.75
KWC- Taxes & Licensing	0.00	0.00	365.00	0.69
KWC - Office Supplies and Reimbursements	0.00	0.00	107.11	0.20
KWC- Snow Removal	0.00	0.00	1,560.00	2.94
KWC- Deck Repairs	0.00	0.00	0.00	0.00
KWC- Carport/Roof Repairs	0.00	0.00	5,700.00	10.73
KWC- Asphalt Repairs	0.00	0.00	0.00	0.00
<b>Total Kentwood HOA Expenses</b>	<b>3,230.91</b>	<b>54.58</b>	<b>40,053.14</b>	<b>75.41</b>
<b>Total Operating Expense</b>	<b>3,725.91</b>	<b>62.94</b>	<b>44,508.14</b>	<b>83.80</b>
<b>NOI - Net Operating Income</b>	<b>2,194.09</b>	<b>37.06</b>	<b>8,602.56</b>	<b>16.20</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.74	0.01	6.72	0.01
<b>Total Other Income</b>	<b>0.74</b>	<b>0.01</b>	<b>6.72</b>	<b>0.01</b>
<b>Net Other Income</b>				
	0.74	0.01	6.72	0.01
Total Income	5,920.74	100.01	53,117.42	100.01
Total Expense	3,725.91	62.94	44,508.14	83.80
<b>Net Income</b>	<b>2,194.83</b>	<b>37.07</b>	<b>8,609.28</b>	<b>16.21</b>