

Balance Sheet

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

As of: 01/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	26,658.21
Savings/Reserve Account	45,468.86
Total Cash	72,127.07
TOTAL ASSETS	72,127.07
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,976.30
Total Liabilities	5,976.30
Capital	
Retained Earnings	109,594.34
Calculated Retained Earnings	552.54
Calculated Prior Years Retained Earnings	-43,996.11
Total Capital	66,150.77
TOTAL LIABILITIES & CAPITAL	72,127.07

Income Statement

Welch Randall

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

As of: Jan 2023

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 Dues	6,115.70	100.00	6,115.70	100.00
Total Operating Income	6,115.70	100.00	6,115.70	100.00
Expense				
Property Management				
Management Fee	495.00	8.09	495.00	8.09
Total Property Management	495.00	8.09	495.00	8.09
Kentwood HOA Expenses				
KWC - Insurance	482.66	7.89	482.66	7.89
KWC - Utilities (Water, Sewer)	1,799.70	29.43	1,799.70	29.43
KWC - Trash Removal	342.00	5.59	342.00	5.59
KWC- Property Maintenance	50.00	0.82	50.00	0.82
KWC- Electricity	11.59	0.19	11.59	0.19
KWC- Landscape	0.00	0.00	0.00	0.00
KWC- Snow Removal	2,383.00	38.97	2,383.00	38.97
Total Kentwood HOA Expenses	5,068.95	82.88	5,068.95	82.88
Total Operating Expense	5,563.95	90.98	5,563.95	90.98
NOI - Net Operating Income	551.75	9.02	551.75	9.02
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.79	0.01	0.79	0.01
Total Other Income	0.79	0.01	0.79	0.01
Net Other Income	0.79	0.01	0.79	0.01
Total Income	6,116.49	100.01	6,116.49	100.01
Total Expense	5,563.95	90.98	5,563.95	90.98
Net Income	552.54	9.03	552.54	9.03