

## Balance Sheet

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

As of: 05/31/2023

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                  | 23,554.11        |
| Savings/Reserve Account                  | 45,471.81        |
| <b>Total Cash</b>                        | <b>69,025.92</b> |
| <b>TOTAL ASSETS</b>                      | <b>69,025.92</b> |
| <br>                                     |                  |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 6,108.30         |
| <b>Total Liabilities</b>                 | <b>6,108.30</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 109,594.34       |
| Calculated Retained Earnings             | -2,680.61        |
| Calculated Prior Years Retained Earnings | -43,996.11       |
| <b>Total Capital</b>                     | <b>62,917.62</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>69,025.92</b> |

# Income Statement

Welch Randall

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

As of: May 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 |
|--|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>    |                 |                     |                   |                        |
| <b>Income</b>                            |                 |                     |                   |                        |
| Association Dues                         | 5,920.00        | 100.00              | 29,610.70         | 100.00                 |
| <b>Total Operating Income</b>            | <b>5,920.00</b> | <b>100.00</b>       | <b>29,610.70</b>  | <b>100.00</b>          |
| <b>Expense</b>                           |                 |                     |                   |                        |
| <b>Property Management</b>               |                 |                     |                   |                        |
| Management Fee                           | 495.00          | 8.36                | 2,475.00          | 8.36                   |
| <b>Total Property Management</b>         | <b>495.00</b>   | <b>8.36</b>         | <b>2,475.00</b>   | <b>8.36</b>            |
| <b>Kentwood HOA Expenses</b>             |                 |                     |                   |                        |
| KWC - Insurance                          | 482.67          | 8.15                | 2,413.31          | 8.15                   |
| KWC - Utilities (Water, Sewer)           | 1,806.00        | 30.51               | 8,977.80          | 30.32                  |
| KWC - Trash Removal                      | 342.00          | 5.78                | 1,790.00          | 6.05                   |
| KWC- Property Maintenance                | 50.00           | 0.84                | 100.00            | 0.34                   |
| KWC- Electricity                         | 11.59           | 0.20                | 57.95             | 0.20                   |
| KWC- Landscape                           | 445.00          | 7.52                | 1,889.74          | 6.38                   |
| KWC- Taxes & Licensing                   | 0.00            | 0.00                | 393.00            | 1.33                   |
| KWC - Office Supplies and Reimbursements | 246.75          | 4.17                | 291.75            | 0.99                   |
| KWC- Snow Removal                        | 0.00            | 0.00                | 6,706.50          | 22.65                  |
| KWC- Deck Repairs                        | 0.00            | 0.00                | 0.00              | 0.00                   |
| KWC- Asphalt Repairs                     | 0.00            | 0.00                | 7,200.00          | 24.32                  |
| <b>Total Kentwood HOA Expenses</b>       | <b>3,384.01</b> | <b>57.16</b>        | <b>29,820.05</b>  | <b>100.71</b>          |
| <b>Total Operating Expense</b>           | <b>3,879.01</b> | <b>65.52</b>        | <b>32,295.05</b>  | <b>109.07</b>          |
| <b>NOI - Net Operating Income</b>        | <b>2,040.99</b> | <b>34.48</b>        | <b>-2,684.35</b>  | <b>-9.07</b>           |
| <b>Other Income &amp; Expense</b>        |                 |                     |                   |                        |
| <b>Other Income</b>                      |                 |                     |                   |                        |
| Interest on Bank Accounts                | 0.81            | 0.01                | 3.74              | 0.01                   |
| <b>Total Other Income</b>                | <b>0.81</b>     | <b>0.01</b>         | <b>3.74</b>       | <b>0.01</b>            |
| <b>Net Other Income</b>                  | <b>0.81</b>     | <b>0.01</b>         | <b>3.74</b>       | <b>0.01</b>            |

## Income Statement

| Account Name  | Selected Month  | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|-----------------|---------------------|-------------------|------------------------|
| Total Income  | 5,920.81        | 100.01              | 29,614.44         | 100.01                 |
| Total Expense | 3,879.01        | 65.52               | 32,295.05         | 109.07                 |
| Net Income    | <u>2,041.80</u> | <u>34.49</u>        | <u>-2,680.61</u>  | <u>-9.05</u>           |