

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,165.41
Savings/Reserve Account	11,392.65
Total Cash	33,558.06
TOTAL ASSETS	33,558.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,655.30
Total Liabilities	5,655.30
Capital	
Retained Earnings	109,594.34
Calculated Retained Earnings	-37,695.47
Calculated Prior Years Retained Earnings	-43,996.11
Total Capital	27,902.76
TOTAL LIABILITIES & CAPITAL	33,558.06

Income Statement

Welch Randall

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

As of: Sep 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	5,920.00	100.00	53,475.70	100.00
Parking Fine	0.00	0.00	0.00	0.00
Total Operating Income	5,920.00	100.00	53,475.70	100.00
Expense				
Property Management				
Management Fee	495.00	8.36	4,455.00	8.33
Total Property Management	495.00	8.36	4,455.00	8.33
Kentwood HOA Expenses				
KWC - Insurance	492.67	8.32	4,353.99	8.14
KWC - Utilities (Water, Sewer)	1,822.58	30.79	16,203.46	30.30
KWC - Trash Removal	342.00	5.78	3,158.00	5.91
KWC- Property Maintenance	0.00	0.00	4,995.00	9.34
KWC- Electricity	11.59	0.20	104.31	0.20
KWC- Landscape	0.00	0.00	5,734.74	10.72
KWC- Taxes & Licensing	0.00	0.00	393.00	0.73
KWC - Office Supplies and Reimbursements	0.00	0.00	291.75	0.55
KWC- Snow Removal	0.00	0.00	6,706.50	12.54
KWC- Deck Repairs	0.00	0.00	3,500.00	6.55
KWC- Asphalt Repairs	0.00	0.00	41,280.00	77.19
Total Kentwood HOA Expenses	2,668.84	45.08	86,720.75	162.17
Total Operating Expense	3,163.84	53.44	91,175.75	170.50
NOI - Net Operating Income	2,756.16	46.56	-37,700.05	-70.50
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.18	0.00	4.58	0.01
Total Other Income	0.18	0.00	4.58	0.01
Net Other Income	0.18	0.00	4.58	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	5,920.18	100.00	53,480.28	100.01
Total Expense	3,163.84	53.44	91,175.75	170.50
Net Income	<u>2,756.34</u>	<u>46.56</u>	<u>-37,695.47</u>	<u>-70.49</u>