

Balance Sheet

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

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	31,726.70
Savings/Reserve Account	11,398.61
Total Cash	43,125.31
TOTAL ASSETS	43,125.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,603.30
Total Liabilities	1,603.30
Capital	
Retained Earnings	109,594.34
Calculated Retained Earnings	4,563.88
Calculated Prior Years Retained Earnings	-72,636.21
Total Capital	41,522.01
TOTAL LIABILITIES & CAPITAL	43,125.31

Income Statement

Welch Randall LLC

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

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 Dues	7,005.00	100.00	32,950.00	98.90
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	250.00	0.75
Fine & Violation	0.00	0.00	50.00	0.15
Parking Permit	0.00	0.00	50.00	0.15
Late Fee	0.00	0.00	15.00	0.05
Total Operating Income	7,005.00	100.00	33,315.00	100.00
Expense				
Property Management				
Management Fee	495.00	7.07	2,475.00	7.43
Total Property Management	495.00	7.07	2,475.00	7.43
Kentwood HOA Expenses				
KWC - Insurance	1,017.08	14.52	5,085.40	15.26
KWC - Utilities (Water, Sewer)	2,323.84	33.17	11,705.20	35.13
KWC - Trash Removal	775.00	11.06	2,655.00	7.97
KWC- Property Maintenance	0.00	0.00	2,818.58	8.46
KWC- Electricity	11.62	0.17	58.10	0.17
KWC- Landscape	900.00	12.85	2,300.00	6.90
KWC- Taxes & Licensing	0.00	0.00	398.00	1.19
KWC - Office Supplies and Reimbursements	0.00	0.00	131.75	0.40
KWC- Snow Removal	0.00	0.00	350.00	1.05
KWC- Deck Repairs	0.00	0.00	0.00	0.00
KWC- Building Maintenance	0.00	0.00	775.00	2.33
Total Kentwood HOA Expenses	5,027.54	71.77	26,277.03	78.87
Total Operating Expense	5,522.54	78.84	28,752.03	86.30
NOI - Net Operating Income	1,482.46	21.16	4,562.97	13.70
Other Income & Expense				
Other Income				
Interest on Bank	0.18	0.00	0.91	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	0.18	0.00	0.91	0.00
Net Other Income	0.18	0.00	0.91	0.00
Total Income	7,005.18	100.00	33,315.91	100.00
Total Expense	5,522.54	78.84	28,752.03	86.30
Net Income	1,482.64	21.17	4,563.88	13.70