

# Balance Sheet

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

As of: 04/30/2024

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	34,790.32
Savings/Reserve Account	11,393.97
<b>Total Cash</b>	<b>46,184.29</b>
<b>TOTAL ASSETS</b>	<b>46,184.29</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	8,936.30
<b>Total Liabilities</b>	<b>8,936.30</b>
<b>Capital</b>	
Retained Earnings	109,594.34
Calculated Retained Earnings	5,552.54
Calculated Prior Years Retained Earnings	-77,898.89
<b>Total Capital</b>	<b>37,247.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>46,184.29</b>

# Income Statement

Welch Randall

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

As of: Apr 2024

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	24,050.00	100.00
<b>Total Operating Income</b>	<b>5,920.00</b>	<b>100.00</b>	<b>24,050.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	8.36	1,980.00	8.23
<b>Total Property Management</b>	<b>495.00</b>	<b>8.36</b>	<b>1,980.00</b>	<b>8.23</b>
<b>Kentwood HOA Expenses</b>				
KWC - Insurance	808.41	13.66	3,233.64	13.45
KWC - Utilities (Water, Sewer)	1,903.58	32.16	7,588.22	31.55
KWC - Trash Removal	342.00	5.78	1,629.00	6.77
KWC- Property Maintenance	0.00	0.00	0.00	0.00
KWC- Electricity	11.59	0.20	46.36	0.19
KWC- Landscape	0.00	0.00	0.00	0.00
KWC- Taxes & Licensing	398.00	6.72	398.00	1.65
KWC - Office Supplies and Reimbursements	0.00	0.00	65.50	0.27
KWC- Snow Removal	312.50	5.28	3,557.50	14.79
KWC- Asphalt Repairs	0.00	0.00	0.00	0.00
<b>Total Kentwood HOA Expenses</b>	<b>3,776.08</b>	<b>63.79</b>	<b>16,518.22</b>	<b>68.68</b>
<b>Total Operating Expense</b>	<b>4,271.08</b>	<b>72.15</b>	<b>18,498.22</b>	<b>76.92</b>
<b>NOI - Net Operating Income</b>	<b>1,648.92</b>	<b>27.85</b>	<b>5,551.78</b>	<b>23.08</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.20	0.00	0.76	0.00
<b>Total Other Income</b>	<b>0.20</b>	<b>0.00</b>	<b>0.76</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.20</b>	<b>0.00</b>	<b>0.76</b>	<b>0.00</b>
<b>Total Income</b>	<b>5,920.20</b>	<b>100.00</b>	<b>24,050.76</b>	<b>100.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	4,271.08	72.15	18,498.22	76.92
Net Income	<u>1,649.12</u>	<u>27.86</u>	<u>5,552.54</u>	<u>23.09</u>