

Balance Sheet

Properties: Knollwood Condominium HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<strong>ASSETS</strong>	
<strong>Cash</strong>	
Checking - Cash in Bank	32,829.44
Savings/Reserve Account	21,319.78
Knollwood Secondary Reserve	31,196.25
Knollwood CD	125,000.00
<strong>Total Cash</strong>	<strong>210,345.47</strong>
<strong>TOTAL ASSETS</strong>	<strong>210,345.47</strong>
<strong>LIABILITIES &amp; CAPITAL</strong>	
<strong>Liabilities</strong>	
Prepaid Rent	10,707.01
<strong>Total Liabilities</strong>	<strong>10,707.01</strong>
<strong>Capital</strong>	
Retained Earnings	195,326.23
Calculated Retained Earnings	4,312.23
<strong>Total Capital</strong>	<strong>199,638.46</strong>
<strong>TOTAL LIABILITIES &amp; CAPITAL</strong>	<strong>210,345.47</strong>

# Income Statement

Welch Randall

Properties: Knollwood Condominium HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: May 2025

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	27,600.00	100.00	45,250.00	100.00
<b>Total Operating Income</b>	<b>27,600.00</b>	<b>100.00</b>	<b>45,250.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Knollwood HOA Expense</b>				
KNW- Gas Service	0.00	0.00	79.97	0.18
KNW- Electricity	117.34	0.43	231.99	0.51
KNW- Water, Sewer, Storm	3,617.69	13.11	6,423.67	14.20
KNW- Landscaping	4,507.75	16.33	6,134.12	13.56
KNW- Backflow Services	1,119.54	4.06	2,401.54	5.31
KNW- Pest Control	795.00	2.88	795.00	1.76
KNW- Roofing Maintenance	150.00	0.54	150.00	0.33
KNW- Building Repairs Other	9,500.00	34.42	9,500.00	20.99
KNW- Pool Maintenance & Supplies	518.70	1.88	3,189.94	7.05
KNW- Insurance	3,825.66	13.86	7,270.84	16.07
KNW- Garbage Service	2,641.62	9.57	2,641.62	5.84
<b>Total Knollwood HOA Expense</b>	<b>26,793.30</b>	<b>97.08</b>	<b>38,818.69</b>	<b>85.79</b>
Monthly Software Fee	100.80	0.37	100.80	0.22
<b>Property Management</b>				
Management Fee	1,643.00	5.95	1,643.00	3.63
<b>Total Property Management</b>	<b>1,643.00</b>	<b>5.95</b>	<b>1,643.00</b>	<b>3.63</b>
Start Up Fee Expense	595.00	2.16	595.00	1.31
Bank Fees / Interest	0.00	0.00	2.00	0.00
<b>Total Operating Expense</b>	<b>29,132.10</b>	<b>105.55</b>	<b>41,159.49</b>	<b>90.96</b>
<b>NOI - Net Operating Income</b>	<b>-1,532.10</b>	<b>-5.55</b>	<b>4,090.51</b>	<b>9.04</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	74.58	0.27	221.72	0.49
<b>Total Other Income</b>	<b>74.58</b>	<b>0.27</b>	<b>221.72</b>	<b>0.49</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	74.58	0.27	221.72	0.49
Total Income	27,674.58	100.27	45,471.72	100.49
Total Expense	29,132.10	105.55	41,159.49	90.96
Net Income	-1,457.52	-5.28	4,312.23	9.53