

Balance Sheet

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

As of: 06/30/2025

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	71,074.21
Savings/Reserve Account	21,340.95
Knollwood Secondary Reserve	39,402.52
Knollwood CD	125,000.00
<b>Total Cash</b>	<b>256,817.68</b>
<b>TOTAL ASSETS</b>	<b>256,817.68</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,048.01
<b>Total Liabilities</b>	<b>4,048.01</b>
<b>Capital</b>	
Retained Earnings	195,326.23
Calculated Retained Earnings	57,443.44
<b>Total Capital</b>	<b>252,769.67</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>256,817.68</b>

## Income Statement

Welch Randall

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

As of: Jun 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>				
<b>Knollwood HOA Income</b>				
KNW- Insurance Claim Income	6,926.17	17.48	6,926.17	8.11
<b>Total Knollwood HOA Income</b>	<b>6,926.17</b>	<b>17.48</b>	<b>6,926.17</b>	<b>8.11</b>
Association Dues	32,700.00	82.52	78,450.00	91.89
<b>Total Operating Income</b>	<b>39,626.17</b>	<b>100.00</b>	<b>85,376.17</b>	<b>100.00</b>
<b>Expense</b>				
<b>Knollwood HOA Expense</b>				
KNW- Gas Service	589.45	1.49	669.42	0.78
KNW- Electricity	430.51	1.09	662.50	0.78
KNW- Water, Sewer, Storm	5,072.95	12.80	11,496.62	13.47
KNW- Landscaping	3,368.00	8.50	9,502.12	11.13
KNW- Backflow Services	480.00	1.21	2,881.54	3.38
KNW- Pest Control	0.00	0.00	795.00	0.93
KNW- Roofing Maintenance	0.00	0.00	150.00	0.18
KNW- Gutter & Downspout Maintenance	3,784.00	9.55	3,784.00	4.43
KNW- Building Repairs Other	96.46	0.24	9,596.46	11.24
KNW- Pool Maintenance & Supplies	1,640.50	4.14	4,830.44	5.66
KNW- Insurance	3,494.69	8.82	10,765.53	12.61
KNW- Legal Fees	224.19	0.57	224.19	0.26
KNW- Garbage Service	1,669.75	4.21	4,311.37	5.05
<b>Total Knollwood HOA Expense</b>	<b>20,850.50</b>	<b>52.62</b>	<b>59,669.19</b>	<b>69.89</b>
Monthly Software Fee	50.40	0.13	151.20	0.18
<b>Property Management</b>				
Management Fee	821.50	2.07	2,464.50	2.89
<b>Total Property Management</b>	<b>821.50</b>	<b>2.07</b>	<b>2,464.50</b>	<b>2.89</b>
Start Up Fee Expense	0.00	0.00	595.00	0.70
Bank Fees / Interest	0.00	0.00	2.00	0.00
<b>Total Operating Expense</b>	<b>21,722.40</b>	<b>54.82</b>	<b>62,881.89</b>	<b>73.65</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>NOI - Net Operating Income</b>	17,903.77	45.18	22,494.28	26.35
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	34,675.00	87.51	34,675.00	40.61
Interest on Bank Accounts	52.44	0.13	274.16	0.32
<b>Total Other Income</b>	<u>34,727.44</u>	<u>87.64</u>	<u>34,949.16</u>	<u>40.94</u>
<b>Net Other Income</b>	<u>34,727.44</u>	<u>87.64</u>	<u>34,949.16</u>	<u>40.94</u>
 Total Income	 74,353.61	 187.64	 120,325.33	 140.94
Total Expense	21,722.40	54.82	62,881.89	73.65
 Net Income	 <u>52,631.21</u>	 <u>132.82</u>	 <u>57,443.44</u>	 <u>67.28</u>