

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	125,545.77
Savings/Reserve Account	71,434.97
Knollwood Secondary Reserve	81,997.69
Knollwood CD	100,000.00
Total Cash	378,978.43
TOTAL ASSETS	378,978.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	26,850.00
Total Liabilities	26,850.00
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	156,802.20
Total Capital	352,128.43
TOTAL LIABILITIES & CAPITAL	378,978.43

Income Statement

Welch Randall

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

As of: Aug 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
Operating Income & Expense				
Income				
Association Dues	28,750.00	100.00	144,300.00	99.97
Deposit - Pool Key	0.00	0.00	50.00	0.03
Total Operating Income	28,750.00	100.00	144,350.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	20.35	0.07	1,152.54	0.80
KNW- Electricity	517.33	1.80	1,741.89	1.21
KNW- Water, Sewer, Storm	10,586.23	36.82	30,320.38	21.00
KNW- Landscaping	0.00	0.00	14,710.12	10.19
KNW- Backflow Services	4,426.84	15.40	8,482.81	5.88
KNW- Pest Control	0.00	0.00	879.95	0.61
KNW- Roofing Maintenance	0.00	0.00	150.00	0.10
KNW- Gutter & Downspout Maintenance	0.00	0.00	4,296.84	2.98
KNW- Building Repairs Other	260.62	0.91	16,687.08	11.56
KNW- Clubhouse Building Repair & Maintenance	0.00	0.00	785.00	0.54
KNW- Pool Maintenance & Supplies	1,757.29	6.11	6,209.03	4.30
KNW- Insurance	2,032.00	7.07	16,075.19	11.14
KNW- Legal Fees	0.00	0.00	289.19	0.20
KNW- Garbage Service	1,644.75	5.72	7,414.97	5.14
KNW- Insurance Claim Expense	2,103.33	7.32	9,029.50	6.26
KNW- Asphalt Repairs & Maintenance	2,565.00	8.92	4,480.00	3.10
Total Knollwood HOA Expense	25,913.74	90.13	122,704.49	85.00
Monthly Software Fee	53.76	0.19	258.72	0.18
Property Management				
Management Fee	848.00	2.95	4,160.50	2.88
Total Property Management	848.00	2.95	4,160.50	2.88
Start Up Fee Expense	0.00	0.00	595.00	0.41

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Bank Fees / Interest	0.00	0.00	2.00	0.00
Total Operating Expense	26,815.50	93.27	127,720.71	88.48
NOI - Net Operating Income	1,934.50	6.73	16,629.29	11.52
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	22,759.56	15.77
Special Assessment	73,480.00	255.58	116,925.00	81.00
Interest on Bank Accounts	149.35	0.52	488.35	0.34
Total Other Income	73,629.35	256.10	140,172.91	97.11
Net Other Income	73,629.35	256.10	140,172.91	97.11
Total Income	102,379.35	356.10	284,522.91	197.11
Total Expense	26,815.50	93.27	127,720.71	88.48
Net Income	75,563.85	262.83	156,802.20	108.63