

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	90,204.08
Savings/Reserve Account	21,363.61
Knollwood Secondary Reserve	49,732.20
Knollwood CD	125,000.00
Total Cash	286,299.89
TOTAL ASSETS	286,299.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,414.01
Total Liabilities	11,414.01
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	79,559.65
Total Capital	274,885.88
TOTAL LIABILITIES & CAPITAL	286,299.89

Income Statement

Welch Randall

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

As of: Jul 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	21,150.00	100.00	108,050.00	99.95
Deposit - Pool Key	0.00	0.00	50.00	0.05
Total Operating Income	21,150.00	100.00	108,100.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	462.77	2.19	1,132.19	1.05
KNW- Electricity	562.06	2.66	1,224.56	1.13
KNW- Water, Sewer, Storm	8,237.53	38.95	19,734.15	18.26
KNW- Landscaping	5,208.00	24.62	14,710.12	13.61
KNW- Backflow Services	1,174.43	5.55	4,055.97	3.75
KNW- Pest Control	84.95	0.40	879.95	0.81
KNW- Roofing Maintenance	0.00	0.00	150.00	0.14
KNW- Gutter & Downspout Maintenance	512.84	2.42	4,296.84	3.97
KNW- Building Repairs Other	0.00	0.00	9,596.46	8.88
KNW- Clubhouse Building Repair & Maintenance	9,530.00	45.06	9,530.00	8.82
KNW- Pool Maintenance & Supplies	0.00	0.00	4,830.44	4.47
KNW- Insurance	3,327.17	15.73	14,043.19	12.99
KNW- Legal Fees	65.00	0.31	289.19	0.27
KNW- Garbage Service	1,458.85	6.90	5,770.22	5.34
KNW- Insurance Claim Expense	6,926.17	32.75	6,926.17	6.41
Total Knollwood HOA Expense	37,549.77	177.54	97,169.45	89.89
Monthly Software Fee	53.76	0.25	204.96	0.19
Property Management				
Management Fee	848.00	4.01	3,312.50	3.06
Total Property Management	848.00	4.01	3,312.50	3.06
Start Up Fee Expense	0.00	0.00	595.00	0.55
Bank Fees / Interest	0.00	0.00	2.00	0.00
Total Operating Expense	38,451.53	181.80	101,283.91	93.69

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-17,301.53	-81.80	6,816.09	6.31
Other Income & Expense				
Other Income				
Insurance Income (Other)	15,833.39	74.86	22,759.56	21.05
Special Assessment	23,470.00	110.97	49,645.00	45.93
Interest on Bank Accounts	64.84	0.31	339.00	0.31
Total Other Income	39,368.23	186.14	72,743.56	67.29
Net Other Income	39,368.23	186.14	72,743.56	67.29
Total Income	60,518.23	286.14	180,843.56	167.29
Total Expense	38,451.53	181.80	101,283.91	93.69
Net Income	22,066.70	104.33	79,559.65	73.60