# Balance Sheet

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

**As of:** 04/30/2026

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name | Balance |
| --- | --- |
| **ASSETS** | |
| **Cash** | |
| Checking - Cash in Bank | 109,051.18 |
| Savings/Reserve Account | 74,424.55 |
| Knollwood Secondary Reserve | 73,339.09 |
| Knollwood CD | 153,867.90 |
| **Total Cash** | **410,682.72** |
| TOTAL ASSETS | **410,682.72** |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Prepaid Rent | 48,358.00 |
| **Total Liabilities** | **48,358.00** |
| **Capital** | |
| Retained Earnings | 195,326.23 |
| Calculated Retained Earnings | 81,143.17 |
| Calculated Prior Years Retained Earnings | 85,855.32 |
| **Total Capital** | **362,324.72** |
| TOTAL LIABILITIES & CAPITAL | **410,682.72** |

# Income Statement

**Welch Randall**

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

**As of:** Apr 2026

**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 | 32,000.00 | 100.00 | 136,500.00 | 100.00 |
| **Total Operating Income** | **32,000.00** | **100.00** | **136,500.00** | **100.00** |
| **Expense** | | | | |
| **Knollwood HOA Expense** | | | | |
| KNW- Gas Service | 0.00 | 0.00 | 191.53 | 0.14 |
| KNW- Electricity | 108.81 | 0.34 | 470.71 | 0.34 |
| KNW- Water, Sewer, Storm | 3,095.91 | 9.67 | 12,600.46 | 9.23 |
| KNW- Landscaping | 11,853.00 | 37.04 | 18,393.50 | 13.48 |
| KNW- Backflow Services | 0.00 | 0.00 | 0.00 | 0.00 |
| KNW- Irrigation System Maintenance | 0.00 | 0.00 | 150.00 | 0.11 |
| KNW- Snow Removal | 0.00 | 0.00 | 4,381.00 | 3.21 |
| KNW- Roofing Maintenance | 349.00 | 1.09 | 349.00 | 0.26 |
| KNW- Gutter & Downspout Maintenance | 349.00 | 1.09 | 349.00 | 0.26 |
| KNW- Building Repairs Other | 795.00 | 2.48 | 1,576.62 | 1.16 |
| KNW- Clubhouse Building Repair & Maintenance | 0.00 | 0.00 | 20.37 | 0.01 |
| KNW- Pool Maintenance & Supplies | 0.00 | 0.00 | 455.00 | 0.33 |
| KNW- Street Light Maintenance | 0.00 | 0.00 | 645.00 | 0.47 |
| KNW- Insurance | 2,917.52 | 9.12 | 17,505.07 | 12.82 |
| KNW- Legal Fees | 0.00 | 0.00 | 20.00 | 0.01 |
| KNW- Taxes & Accounting | 1,267.00 | 3.96 | 1,267.00 | 0.93 |
| KNW- Garbage Service | 1,516.17 | 4.74 | 6,212.24 | 4.55 |
| KNW- Office Operation Costs | 183.75 | 0.57 | 187.50 | 0.14 |
| **Total Knollwood HOA Expense** | **22,435.16** | **70.11** | **64,774.00** | **47.45** |
| Monthly Software Fee | 53.76 | 0.17 | 215.04 | 0.16 |
| **Property Management** | | | | |
| Management Fee | 927.50 | 2.90 | 3,710.00 | 2.72 |
| **Total Property** | **927.50** | **2.90** | **3,710.00** | **2.72** |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|---|---|---|---|
| **Management** | | | | |
| Bank Fees / Interest | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Operating Expense** | **23,416.42** | **73.18** | **68,699.04** | **50.33** |
| **NOI - Net Operating Income** | **8,583.58** | **26.82** | **67,800.96** | **49.67** |
| **Other Income & Expense** | | | | |
| **Other Income** | | | | |
| Special Assessment | 9,000.00 | 28.13 | 11,500.00 | 8.42 |
| Interest on Bank Accounts | 87.58 | 0.27 | 1,842.21 | 1.35 |
| **Total Other Income** | **9,087.58** | **28.40** | **13,342.21** | **9.77** |
| **Net Other Income** | **9,087.58** | **28.40** | **13,342.21** | **9.77** |
| Total Income | 41,087.58 | 128.40 | 149,842.21 | 109.77 |
| Total Expense | 23,416.42 | 73.18 | 68,699.04 | 50.33 |
| Net Income | **17,671.16** | **55.22** | **81,143.17** | **59.45** |