

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	97,711.13
Savings/Reserve Account	360,497.92
Knollwood Secondary Reserve	96,821.20
Total Cash	555,030.25
TOTAL ASSETS	555,030.25
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	32,372.00
Total Liabilities	32,372.00
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	241,476.70
Calculated Prior Years Retained Earnings	85,855.32
Total Capital	522,658.25
TOTAL LIABILITIES & CAPITAL	555,030.25

Income Statement

Welch Randall LLC

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

As of: Aug 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				
Knollwood HOA Income				
KNW- Inspection Fee	0.00	0.00	1,000.00	0.36
Total Knollwood HOA Income	0.00	0.00	1,000.00	0.36
Association Dues	35,000.00	93.33	276,100.00	98.05
HOA Reinvestment Fee / Transfer Fee	2,500.00	6.67	4,500.00	1.60
Deposit - Pool Key	0.00	0.00	0.00	0.00
Total Operating Income	37,500.00	100.00	281,600.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	319.39	0.85	1,517.84	0.54
KNW- Electricity	426.08	1.14	1,892.32	0.67
KNW- Water, Sewer, Storm	9,913.92	26.44	36,410.87	12.93
KNW- Landscaping	4,236.00	11.30	27,988.50	9.94
KNW- Backflow Services	0.00	0.00	0.00	0.00
KNW- Fall Feed, Seed & Weed	662.00	1.77	2,984.00	1.06
KNW- Irrigation System Maintenance	0.00	0.00	20,233.94	7.19
KNW- Snow Removal	0.00	0.00	6,682.00	2.37
KNW- Pest Control	0.00	0.00	911.14	0.32
KNW- Extra Grounds Maintenance	0.00	0.00	1,917.50	0.68
KNW- Roofing Maintenance	1,500.00	4.00	1,849.00	0.66
KNW- Gutter & Downspout Maintenance	0.00	0.00	698.00	0.25
KNW- Water Main Repairs	5,204.23	13.88	5,204.23	1.85
KNW- Building Repairs Other	0.00	0.00	7,930.66	2.82
KNW- Clubhouse Building Repair & Maintenance	0.00	0.00	1,725.37	0.61
KNW- Pool Chemicals	0.00	0.00	303.28	0.11
KNW- Pool Maintenance & Supplies	0.00	0.00	1,394.59	0.50

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
KNW- Street Light Maintenance	0.00	0.00	645.00	0.23
KNW- Fire Hydrant Maintenance	0.00	0.00	525.00	0.19
KNW- Insurance	915.00	2.44	21,337.59	7.58
KNW- Legal Fees	0.00	0.00	2,320.00	0.82
KNW- Taxes & Accounting	0.00	0.00	1,267.00	0.45
KNW- Garbage Service	1,350.30	3.60	12,439.21	4.42
KNW- Insurance Claim Expense	13,121.20	34.99	13,121.20	4.66
KNW- Asphalt Repairs & Maintenance	0.00	0.00	7,750.00	2.75
KNW- Office Operation Costs	0.00	0.00	629.77	0.22
Total Knollwood HOA Expense	37,648.12	100.39	179,678.01	63.81
Monthly Software Fee	53.76	0.14	430.08	0.15
Property Management				
Management Fee	927.50	2.47	7,420.00	2.63
Total Property Management	927.50	2.47	7,420.00	2.63
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	38,629.38	103.01	187,528.09	66.59
NOI - Net Operating Income	-1,129.38	-3.01	94,071.91	33.41
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	61,750.00	164.67	141,750.00	50.34
Interest on Bank Accounts	1,939.90	5.17	5,654.79	2.01
Total Other Income	63,689.90	169.84	147,404.79	52.35
Net Other Income	63,689.90	169.84	147,404.79	52.35
Total Income	101,189.90	269.84	429,004.79	152.35
Total Expense	38,629.38	103.01	187,528.09	66.59
Net Income	62,560.52	166.83	241,476.70	85.75