

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	80,980.39
Savings/Reserve Account	160,830.58
Knollwood Secondary Reserve	88,517.60
Knollwood CD	155,181.04
Total Cash	485,509.61
TOTAL ASSETS	485,509.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	25,756.00
Total Liabilities	25,756.00
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	178,572.06
Calculated Prior Years Retained Earnings	85,855.32
Total Capital	459,753.61
TOTAL LIABILITIES & CAPITAL	485,509.61

Income Statement

Welch Randall LLC

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

As of: Jul 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	0.41
Total Knollwood HOA Income	0.00	0.00	1,000.00	0.41
Association Dues	28,500.00	100.00	238,100.00	98.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	0.83
Deposit - Pool Key	0.00	0.00	0.00	0.00
Total Operating Income	28,500.00	100.00	241,100.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	0.00	0.00	1,198.45	0.50
KNW- Electricity	468.82	1.64	1,466.24	0.61
KNW- Water, Sewer, Storm	7,540.95	26.46	26,841.07	11.13
KNW- Landscaping	4,332.00	15.20	23,752.50	9.85
KNW- Backflow Services	0.00	0.00	0.00	0.00
KNW- Fall Feed, Seed & Weed	0.00	0.00	2,322.00	0.96
KNW- Irrigation System Maintenance	4,188.02	14.69	20,233.94	8.39
KNW- Snow Removal	0.00	0.00	6,682.00	2.77
KNW- Pest Control	0.00	0.00	911.14	0.38
KNW- Extra Grounds Maintenance	0.00	0.00	1,917.50	0.80
KNW- Roofing Maintenance	0.00	0.00	349.00	0.14
KNW- Gutter & Downspout Maintenance	0.00	0.00	698.00	0.29
KNW- Building Repairs Other	860.00	3.02	7,930.66	3.29
KNW- Clubhouse Building Repair & Maintenance	0.00	0.00	1,725.37	0.72
KNW- Pool Chemicals	-16.07	-0.06	303.28	0.13
KNW- Pool Maintenance & Supplies	75.00	0.26	1,394.59	0.58
KNW- Street Light Maintenance	0.00	0.00	645.00	0.27

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
KNW- Fire Hydrant Maintenance	525.00	1.84	525.00	0.22
KNW- Insurance	0.00	0.00	20,422.59	8.47
KNW- Legal Fees	490.00	1.72	2,320.00	0.96
KNW- Taxes & Accounting	0.00	0.00	1,267.00	0.53
KNW- Garbage Service	1,844.33	6.47	11,088.91	4.60
KNW- Insurance Claim Expense	0.00	0.00	0.00	0.00
KNW- Asphalt Repairs & Maintenance	0.00	0.00	7,750.00	3.21
KNW- Office Operation Costs	237.69	0.83	629.77	0.26
Total Knollwood HOA Expense	20,545.74	72.09	142,374.01	59.05
Monthly Software Fee	53.76	0.19	376.32	0.16
Property Management				
Management Fee	927.50	3.25	6,492.50	2.69
Total Property Management	927.50	3.25	6,492.50	2.69
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	21,527.00	75.53	149,242.83	61.90
NOI - Net Operating Income	6,973.00	24.47	91,857.17	38.10
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	28,100.00	98.60	83,000.00	34.43
Interest on Bank Accounts	345.52	1.21	3,714.89	1.54
Total Other Income	28,445.52	99.81	86,714.89	35.97
Net Other Income	28,445.52	99.81	86,714.89	35.97
Total Income	56,945.52	199.81	327,814.89	135.97
Total Expense	21,527.00	75.53	149,242.83	61.90
Net Income	35,418.52	124.28	178,572.06	74.07