

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	69,241.39
Savings/Reserve Account	132,941.02
Knollwood Secondary Reserve	81,711.64
Knollwood CD	155,181.04
Total Cash	439,075.09
TOTAL ASSETS	439,075.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,740.00
Total Liabilities	14,740.00
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	143,153.54
Calculated Prior Years Retained Earnings	85,855.32
Total Capital	424,335.09
TOTAL LIABILITIES & CAPITAL	439,075.09

Income Statement

Welch Randall LLC

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

As of: Jun 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	1,000.00	2.66	1,000.00	0.49
Total Knollwood HOA Income	1,000.00	2.66	1,000.00	0.49
Association Dues	34,600.00	92.02	203,100.00	98.54
HOA Reinvestment Fee / Transfer Fee	2,000.00	5.32	2,000.00	0.97
Deposit - Pool Key	0.00	0.00	0.00	0.00
Total Operating Income	37,600.00	100.00	206,100.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	988.90	2.63	1,198.45	0.58
KNW- Electricity	419.29	1.12	997.42	0.48
KNW- Water, Sewer, Storm	3,521.50	9.37	19,300.12	9.36
KNW- Landscaping	13,758.55	36.59	35,750.05	17.35
KNW- Backflow Services	0.00	0.00	0.00	0.00
KNW- Irrigation System Maintenance	0.00	0.00	6,256.87	3.04
KNW- Snow Removal	0.00	0.00	4,381.00	2.13
KNW- Pest Control	911.14	2.42	911.14	0.44
KNW- Roofing Maintenance	0.00	0.00	349.00	0.17
KNW- Gutter & Downspout Maintenance	349.00	0.93	698.00	0.34
KNW- Building Repairs Other	5,494.04	14.61	7,070.66	3.43
KNW- Clubhouse Building Repair & Maintenance	0.00	0.00	1,725.37	0.84
KNW- Pool Chemicals	255.01	0.68	319.35	0.15
KNW- Pool Maintenance & Supplies	589.44	1.57	1,319.59	0.64
KNW- Street Light Maintenance	0.00	0.00	645.00	0.31
KNW- Insurance	0.00	0.00	20,422.59	9.91
KNW- Legal Fees	210.00	0.56	1,830.00	0.89
KNW- Taxes &	0.00	0.00	1,267.00	0.61

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounting				
KNW- Garbage Service	0.00	0.00	9,244.58	4.49
KNW- Asphalt Repairs & Maintenance	7,750.00	20.61	7,750.00	3.76
KNW- Office Operation Costs	0.00	0.00	392.08	0.19
Total Knollwood HOA Expense	34,246.87	91.08	121,828.27	59.11
Monthly Software Fee	53.76	0.14	322.56	0.16
Property Management				
Management Fee	927.50	2.47	5,565.00	2.70
Total Property Management	927.50	2.47	5,565.00	2.70
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	35,228.13	93.69	127,715.83	61.97
NOI - Net Operating Income	2,371.87	6.31	78,384.17	38.03
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	49,400.00	131.38	61,400.00	29.79
Interest on Bank Accounts	114.35	0.30	3,369.37	1.63
Total Other Income	49,514.35	131.69	64,769.37	31.43
Net Other Income	49,514.35	131.69	64,769.37	31.43
Total Income	87,114.35	231.69	270,869.37	131.43
Total Expense	35,228.13	93.69	127,715.83	61.97
Net Income	51,886.22	138.00	143,153.54	69.46