

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	101,528.52
Savings/Reserve Account	83,975.59
Knollwood Secondary Reserve	81,137.72
Knollwood CD	155,181.04
Total Cash	421,822.87
TOTAL ASSETS	421,822.87
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	49,374.00
Total Liabilities	49,374.00
Capital	
Retained Earnings	195,326.23
Calculated Retained Earnings	91,267.32
Calculated Prior Years Retained Earnings	85,855.32
Total Capital	372,448.87
TOTAL LIABILITIES & CAPITAL	421,822.87

Income Statement

Welch Randall LLC

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

As of: May 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	168,500.00	100.00
Total Operating Income	32,000.00	100.00	168,500.00	100.00
Expense				
Knollwood HOA Expense				
KNW- Gas Service	18.02	0.06	209.55	0.12
KNW- Electricity	107.42	0.34	578.13	0.34
KNW- Water, Sewer, Storm	3,178.16	9.93	15,778.62	9.36
KNW- Landscaping	3,598.00	11.24	21,991.50	13.05
KNW- Backflow Services	0.00	0.00	0.00	0.00
KNW- Irrigation System Maintenance	6,106.87	19.08	6,256.87	3.71
KNW- Snow Removal	0.00	0.00	4,381.00	2.60
KNW- Pest Control	0.00	0.00	0.00	0.00
KNW- Roofing Maintenance	0.00	0.00	349.00	0.21
KNW- Gutter & Downspout Maintenance	0.00	0.00	349.00	0.21
KNW- Building Repairs Other	0.00	0.00	1,576.62	0.94
KNW- Clubhouse Building Repair & Maintenance	1,705.00	5.33	1,725.37	1.02
KNW- Pool Chemicals	64.34	0.20	64.34	0.04
KNW- Pool Maintenance & Supplies	275.15	0.86	730.15	0.43
KNW- Street Light Maintenance	0.00	0.00	645.00	0.38
KNW- Insurance	2,917.52	9.12	20,422.59	12.12
KNW- Legal Fees	1,600.00	5.00	1,620.00	0.96
KNW- Taxes & Accounting	0.00	0.00	1,267.00	0.75
KNW- Garbage Service	3,032.34	9.48	9,244.58	5.49
KNW- Office Operation Costs	204.58	0.64	392.08	0.23
Total Knollwood HOA Expense	22,807.40	71.27	87,581.40	51.98
Monthly Software Fee	53.76	0.17	268.80	0.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	927.50	2.90	4,637.50	2.75
Total Property Management	<u>927.50</u>	<u>2.90</u>	<u>4,637.50</u>	<u>2.75</u>
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	<u>23,788.66</u>	<u>74.34</u>	<u>92,487.70</u>	<u>54.89</u>
 NOI - Net Operating Income	 8,211.34	 25.66	 76,012.30	 45.11
 Other Income & Expense				
Other Income				
Special Assessment	500.00	1.56	12,000.00	7.12
Interest on Bank Accounts	1,412.81	4.42	3,255.02	1.93
Total Other Income	<u>1,912.81</u>	<u>5.98</u>	<u>15,255.02</u>	<u>9.05</u>
 Net Other Income	 <u>1,912.81</u>	 <u>5.98</u>	 <u>15,255.02</u>	 <u>9.05</u>
 Total Income	 33,912.81	 105.98	 183,755.02	 109.05
Total Expense	23,788.66	74.34	92,487.70	54.89
 Net Income	 <u><u>10,124.15</u></u>	 <u><u>31.64</u></u>	 <u><u>91,267.32</u></u>	 <u><u>54.16</u></u>