



ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
The Knolls Master Association, Inc.
Grand Junction, CO

Management is responsible for the accompanying financial statements of The Knolls Master Association, Inc., which comprise the balance sheets – tax basis as of September 30, 2025, and 2024 and the related statements of income – tax basis, for the period then ended, in accordance with the tax basis of accounting and for determining that the tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Supplemental Information

The supplementary information contained in Multi-Period Statement of Income and Operating Budget Summary – tax basis for the period ended September 30, 2025 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed Multi-Period Statement of Income and Operating Budget Summary and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

McPherson Consulting and Professional Accounting, LLC

MCPHERSON CONSULTING AND PROFESSIONAL ACCOUNTING, LLC
Grand Junction, Colorado

October 24, 2025

MCPHERSON CONSULTING AND PROFESSIONAL ACCOUNTING
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10/24/25
Accrual Basis

The Knolls Master Association, Inc.
Trial Balance
As of September 30, 2025

	Sep 30, 25	
	Debit	Credit
1040 · Capital Reserves Acct #3201	115,250.73	
1081 · Alpine 5268	0.00	
1082 · Alpine 8834	0.00	
1010 · Home Loan-Operating Acct #8401	67,493.77	
1020 · Capital Reserves Acct #8402	0.00	
1030 · Home Loan-Savings #0001	17,509.36	
1100 · Accounts Receivable	0.00	
1210 · Undeposited Funds	0.00	
1310 · Deposits in Transit	0.00	
1320 · Prepaid Expense	0.00	
1330 · Overpaid Maintenance Contract	0.00	
2000 · Accounts Payable	0.00	
2030 · Accrued Pond Dredging		6,000.00
2200 · Due To/From Ravenna	0.00	
2020 · Accrued Legal Fees		214.40
2311 · Def Rev-Special Projects		2,454.95
2312 · Def Rev-Regular Dues		19,645.02
2010 · A/P - Other	0.00	
2191 · Prepaid Dues	0.00	
2513 · Def Rev-Capital Reserve #8402		62,391.40
3000 · Opening Balance Equity	0.00	
3001 · Owner Contribution	0.00	
3002 · Owner Draw	0.00	
3900 · General Reserves		105,302.47
4100 · Association Regular Dues		58,935.06
4200 · Ravenna Hills Assessments		14,536.44
4310 · Deferred Capital Dues	7,364.97	
4320 · Capital Reserve Dues		7,364.97
4450 · Transfer Fees		600.00
6030 · Bank and Other Service Charges	6.00	
6270 · Tree Maint./Removal (shared)	5,427.50	
6210 · GroundsMaint - Contract	18,651.00	
6220 · GroundsMaint - Incidental	3,093.62	
6310 · Insurance-Directors and Office	1,866.75	
6320 · Insurance-Liability & Umbrella	841.50	
6400 · Meeting Expense	75.00	
6500 · Office Supplies	278.91	
6700 · Postage/Copies	146.00	
7180 · Website Management Fees	39.14	
7110 · Accounting	3,850.00	
7130 · Legal Fees	3,507.00	
7140 · Management Fees	4,000.00	
7170 · Tax Preparation	475.00	
7580 · Irrigation System - KN	2,993.73	
7550 · Fence Repair - Knolls	3,153.64	
7520 · Irrigation System Maintenance	3,060.24	
7817 · Pond Dredging Liability Account	3,000.00	
7816 · Nature Area - shared	500.00	
8310 · Electricity	12,121.56	

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The Knolls Master Association, Inc.

10/24/25

Trial Balance

Accrual Basis

As of September 30, 2025

	Sep 30, 25	
	Debit	Credit
8320 · Irrigation Water Shares	3,936.02	
9110 · Interest on Bank Accounts		1,196.73
TOTAL	278,641.44	278,641.44

The Knolls Master Association, Inc.

Balance Sheet

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1040 · Capital Reserves Acct #3201	115,250.73	0.00	115,250.73
1010 · Home Loan-Operating Acct #8401	67,493.77	64,004.83	3,488.94
1020 · Capital Reserves Acct #8402	0.00	104,422.86	-104,422.86
1030 · Home Loan-Savings #0001	17,509.36	17,470.03	39.33
Total Checking/Savings	<u>200,253.86</u>	<u>185,897.72</u>	<u>14,356.14</u>
Total Current Assets	<u>200,253.86</u>	<u>185,897.72</u>	<u>14,356.14</u>
TOTAL ASSETS	<u>200,253.86</u>	<u>185,897.72</u>	<u>14,356.14</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2030 · Accrued Pond Dredging	6,000.00	3,000.00	3,000.00
2020 · Accrued Legal Fees	214.40	214.40	0.00
2310 · Deferred Revenue Current			
2311 · Def Rev-Special Projects	2,454.95	2,294.49	160.46
2312 · Def Rev-Regular Dues	19,645.02	17,205.51	2,439.51
Total 2310 · Deferred Revenue Current	<u>22,099.97</u>	<u>19,500.00</u>	<u>2,599.97</u>
Total Other Current Liabilities	<u>28,314.37</u>	<u>22,714.40</u>	<u>5,599.97</u>
Total Current Liabilities	<u>28,314.37</u>	<u>22,714.40</u>	<u>5,599.97</u>
Long Term Liabilities			
2500 · Deferred Revenue Long Term			
2513 · Def Rev-Capital Reserve #8402	62,391.40	52,731.94	9,659.46
Total 2500 · Deferred Revenue Long Term	<u>62,391.40</u>	<u>52,731.94</u>	<u>9,659.46</u>
Total Long Term Liabilities	<u>62,391.40</u>	<u>52,731.94</u>	<u>9,659.46</u>
Total Liabilities	<u>90,705.77</u>	<u>75,446.34</u>	<u>15,259.43</u>
Equity			
3900 · General Reserves	105,302.47	106,838.83	-1,536.36
Net Income	4,245.62	3,612.55	633.07
Total Equity	<u>109,548.09</u>	<u>110,451.38</u>	<u>-903.29</u>
TOTAL LIABILITIES & EQUITY	<u>200,253.86</u>	<u>185,897.72</u>	<u>14,356.14</u>

The Knolls Master Association, Inc.
Statement of Income
January through September 2025

	Jan - Sep 25	Jan - Sep 24	\$ Change
Ordinary Income/Expense			
Income			
4100 · Association Regular Dues	58,935.06	51,616.53	7,318.53
4200 · Ravenna Hills Assessments	14,536.44	11,264.40	3,272.04
4300 · Special Project Dues	0.00	0.00	0.00
4400 · Miscellaneous Fees Income	600.00	2,000.00	-1,400.00
Total Income	74,071.50	64,880.93	9,190.57
Gross Profit	74,071.50	64,880.93	9,190.57
Expense			
6030 · Bank and Other Service Charges	6.00	0.00	6.00
6200 · Grounds Maintenance	27,172.12	17,511.93	9,660.19
6310 · Insurance-Directors and Office	1,866.75	1,467.76	398.99
6320 · Insurance-Liability & Umbrella	841.50	841.50	0.00
6400 · Meeting Expense	75.00	273.75	-198.75
6500 · Office Supplies	278.91	0.00	278.91
6700 · Postage/Copies	146.00	68.00	78.00
7100 · Professional Fees	11,871.14	9,924.90	1,946.24
7500 · Repairs and Maintenance	9,207.61	11,896.43	-2,688.82
7800 · Special Projects	3,500.00	3,800.00	-300.00
8300 · Utilities	16,057.58	15,516.85	540.73
Total Expense	71,022.61	61,301.12	9,721.49
Net Ordinary Income	3,048.89	3,579.81	-530.92
Other Income/Expense			
Other Income			
9110 · Interest on Bank Accounts	1,196.73	32.74	1,163.99
Total Other Income	1,196.73	32.74	1,163.99
Net Other Income	1,196.73	32.74	1,163.99
Net Income	4,245.62	3,612.55	633.07

The Knolls Master Association, Inc.
Statement of Income A
September 2025

	<u>Sep 25</u>	<u>Jan - Sep 25</u>
Ordinary Income/Expense		
Income		
4100 · Association Regular Dues	6,548.34	58,935.06
4200 · Ravenna Hills Assessments	1,615.16	14,536.44
4300 · Special Project Dues		
4310 · Deferred Capital Dues	-818.33	-7,364.97
4320 · Capital Reserve Dues	818.33	7,364.97
Total 4300 · Special Project Dues	<u>0.00</u>	<u>0.00</u>
4400 · Miscellaneous Fees Income		
4450 · Transfer Fees	0.00	600.00
Total 4400 · Miscellaneous Fees Income	<u>0.00</u>	<u>600.00</u>
Total Income	<u>8,163.50</u>	<u>74,071.50</u>
Gross Profit	8,163.50	74,071.50
Expense		
6030 · Bank and Other Service Charges	6.00	6.00
6200 · Grounds Maintenance		
6270 · Tree Maint./Removal (shared)	0.00	5,427.50
6210 · GroundsMaint - Contract	3,101.00	18,651.00
6220 · GroundsMaint - Incidental	1,716.64	3,093.62
Total 6200 · Grounds Maintenance	<u>4,817.64</u>	<u>27,172.12</u>
6310 · Insurance-Directors and Office	0.00	1,866.75
6320 · Insurance-Liability & Umbrella	0.00	841.50
6400 · Meeting Expense	75.00	75.00
6500 · Office Supplies	278.91	278.91
6700 · Postage/Copies	0.00	146.00
7100 · Professional Fees		
7180 · Website Management Fees	39.14	39.14
7110 · Accounting	400.00	3,850.00
7130 · Legal Fees	309.00	3,507.00
7140 · Management Fees	0.00	4,000.00
7170 · Tax Preparation	0.00	475.00
Total 7100 · Professional Fees	<u>748.14</u>	<u>11,871.14</u>
7500 · Repairs and Maintenance		
7580 · Irrigation System - KN	1,843.97	2,993.73
7550 · Fence Repair - Knolls	3,153.64	3,153.64
7520 · Irrigation System Maintenance	0.00	3,060.24
Total 7500 · Repairs and Maintenance	<u>4,997.61</u>	<u>9,207.61</u>
7800 · Special Projects		
7817 · Pond Dredging Liability Account	0.00	3,000.00
7816 · Nature Area - shared	0.00	500.00
Total 7800 · Special Projects	<u>0.00</u>	<u>3,500.00</u>

The Knolls Master Association, Inc.
Statement of Income A
September 2025

	Sep 25	Jan - Sep 25
8300 · Utilities		
8310 · Electricity	2,231.38	12,121.56
8320 · Irrigation Water Shares	0.00	3,936.02
Total 8300 · Utilities	2,231.38	16,057.58
Total Expense	13,154.68	71,022.61
Net Ordinary Income	-4,991.18	3,048.89
Other Income/Expense		
Other Income		
9110 · Interest on Bank Accounts	267.01	1,196.73
Total Other Income	267.01	1,196.73
Net Other Income	267.01	1,196.73
Net Income	-4,724.17	4,245.62

The Knolls Master Association, Inc.
Multi-period Statement of Income
January through September 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	TOTAL
Ordinary Income/Expense										
Income										
4100 · Association Regular Dues	8,548.34	8,548.34	8,548.34	8,548.34	8,548.34	8,548.34	8,548.34	8,548.34	8,548.34	58,935.08
4200 · Ravenna Hills Assessments	1,615.16	1,615.16	1,615.16	1,615.16	1,615.16	1,615.16	1,615.16	1,615.16	1,615.16	14,538.44
4300 · Special Project Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4400 · Miscellaneous Fees Income	0.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	0.00	600.00
Total Income	8,163.50	8,163.50	8,363.50	8,163.50	8,363.50	8,163.50	8,363.50	8,163.50	8,163.50	74,071.50
Gross Profit	8,163.50	8,163.50	8,363.50	8,163.50	8,363.50	8,163.50	8,363.50	8,163.50	8,163.50	74,071.50
Expense										
6030 · Bank and Other Service Char...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	6.00
6200 · Grounds Maintenance	0.00	0.00	5,427.50	3,110.00	3,600.00	3,110.00	3,710.00	3,395.98	4,817.64	27,172.12
6310 · Insurance-Directors and Office	622.25	0.00	0.00	622.25	0.00	0.00	622.25	0.00	0.00	1,866.75
6320 · Insurance-Liability & Umbrella	280.50	0.00	0.00	280.50	0.00	0.00	280.50	0.00	0.00	841.50
6400 · Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
6600 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278.91	278.91
6700 · Postage/Copies	73.00	0.00	0.00	0.00	0.00	0.00	73.00	0.00	0.00	146.00
7100 · Professional Fees	900.00	916.00	2,217.00	450.00	475.00	966.00	2,000.00	3,198.00	748.14	11,871.14
7500 · Repairs and Maintenance	0.00	2,060.24	0.00	0.00	0.00	0.00	2,149.76	0.00	4,997.61	9,207.61
7800 · Special Projects	3,000.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	3,500.00
8300 · Utilities	4,060.55	0.00	250.40	1,207.63	1,770.78	2,109.04	2,159.76	2,268.06	2,231.38	16,057.58
Total Expense	8,936.30	2,978.24	7,894.90	5,670.38	6,348.78	6,185.04	10,995.27	8,863.04	13,154.88	71,022.61
Net Ordinary Income	-772.80	5,187.26	468.60	2,493.12	2,016.74	1,978.48	-2,631.77	-699.54	-4,091.18	3,048.89
Other Income/Expense										
Other Income										
9110 · Interest on Bank Accounts	0.00	0.00	10.78	0.00	132.90	259.73	261.86	264.45	267.01	1,196.73
Total Other Income	0.00	0.00	10.78	0.00	132.90	259.73	261.86	264.45	267.01	1,196.73
Net Other Income	0.00	0.00	10.78	0.00	132.90	259.73	261.86	264.45	267.01	1,196.73
Net Income	-772.80	5,187.26	479.38	2,493.12	2,149.64	2,238.18	-2,369.91	-435.09	-4,724.17	4,245.62

SEE ACCOUNTANT'S COMPILATION REPORT

The Knolls Master Association, Inc.
Operating Budget Summary
January through September 2025

	<u>Jan - Sep 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4100 · Association Regular Dues	58,935.06	58,935.06	0.00	100.0%
4200 · Ravenna Hills Assessments	14,536.44	14,536.44	0.00	100.0%
4300 · Special Project Dues	0.00	0.00	0.00	0.0%
4400 · Miscellaneous Fees Income	600.00	600.00	0.00	100.0%
4900 · Late Fee Assessments	0.00	0.00	0.00	0.0%
Total Income	<u>74,071.50</u>	<u>74,071.50</u>	<u>0.00</u>	<u>100.0%</u>
Gross Profit	<u>74,071.50</u>	<u>74,071.50</u>	<u>0.00</u>	<u>100.0%</u>
Expense				
6030 · Bank and Other Service Charges	6.00	0.00	6.00	100.0%
6200 · Grounds Maintenance	27,172.12	32,257.00	-5,084.88	84.2%
6310 · Insurance-Directors and Office	1,866.75	1,866.75	0.00	100.0%
6320 · Insurance-Liability & Umbrella	841.50	841.50	0.00	100.0%
6400 · Meeting Expense	75.00	200.00	-125.00	37.5%
6500 · Office Supplies	278.91	150.00	128.91	185.9%
6700 · Postage/Copies	146.00	718.00	-572.00	20.3%
7100 · Professional Fees	11,871.14	7,225.00	4,646.14	164.3%
7500 · Repairs and Maintenance	9,207.61	14,300.00	-5,092.39	64.4%
7800 · Special Projects	3,500.00	5,000.00	-1,500.00	70.0%
8300 · Utilities	16,057.58	16,574.00	-516.42	96.9%
Total Expense	<u>71,022.61</u>	<u>79,132.25</u>	<u>-8,109.64</u>	<u>89.8%</u>
Net Ordinary Income	<u>3,048.89</u>	<u>-5,060.75</u>	<u>8,109.64</u>	<u>-60.2%</u>
Other Income/Expense				
Other Income				
9110 · Interest on Bank Accounts	1,196.73	28.80	1,167.93	4,155.3%
Total Other Income	<u>1,196.73</u>	<u>28.80</u>	<u>1,167.93</u>	<u>4,155.3%</u>
Net Other Income	<u>1,196.73</u>	<u>28.80</u>	<u>1,167.93</u>	<u>4,155.3%</u>
Net Income	<u>4,245.62</u>	<u>-5,031.95</u>	<u>9,277.57</u>	<u>-84.4%</u>

SEE ACCOUNTANT'S COMPILATION REPORT