

Balance Sheet

Properties: Royalwoods HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84403

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Royal Woods 24 Month CD	2,855.40
Checking - Cash in Bank	4,370.67
Savings/Reserve Account	38,942.36
Total Cash	46,168.43
TOTAL ASSETS	46,168.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,482.00
Total Liabilities	2,482.00
Capital	
Retained Earnings	64,566.80
Calculated Retained Earnings	-3,183.73
Calculated Prior Years Retained Earnings	-17,696.64
Total Capital	43,686.43
TOTAL LIABILITIES & CAPITAL	46,168.43

Income Statement

Welch Randall

Properties: Royalwoods HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84403

As of: Dec 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	3,875.00	99.61	45,005.00	96.99
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,250.00	2.69
Fine & Violation	0.00	0.00	100.00	0.22
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	15.00	0.39	45.00	0.10
Total Operating Income	3,890.00	100.00	46,400.00	100.00
Expense				
Royal Woods HOA Expenses				
RYW- Electricity	44.13	1.13	944.66	2.04
RYW- Water, Sewer, Storm	1,210.26	31.11	16,176.53	34.86
RYW- Garbage Service	335.06	8.61	3,422.52	7.38
RYW- Insurance	0.00	0.00	4,725.60	10.18
RYW - Landscaping	590.00	15.17	5,910.00	12.74
RYW- Taxes & Licensing	0.00	0.00	306.00	0.66
RYW- Office Supplies	0.00	0.00	129.00	0.28
RYW- Roof Maintenance	0.00	0.00	1,200.00	2.59
RYW- Building Maintenance	810.00	20.82	2,370.00	5.11
RYW- Concrete/ Asphalt Repairs	0.00	0.00	5,841.34	12.59
RYW- Foundation Repairs	0.00	0.00	3,235.00	6.97
Total Royal Woods HOA Expenses	2,989.45	76.85	44,260.65	95.39
Property Management				
Management Fee	450.00	11.57	5,400.00	11.64
Total Property Management	450.00	11.57	5,400.00	11.64
Total Operating Expense	3,439.45	88.42	49,660.65	107.03
NOI - Net Operating Income	450.55	11.58	-3,260.65	-7.03
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.00	0.10	76.92	0.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	4.00	0.10	76.92	0.17
Net Other Income	4.00	0.10	76.92	0.17
Total Income	3,894.00	100.10	46,476.92	100.17
Total Expense	3,439.45	88.42	49,660.65	107.03
Net Income	<u>454.55</u>	<u>11.69</u>	<u>-3,183.73</u>	<u>-6.86</u>