

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Royal Woods 24 Month CD - Matures 05.15.28 (3.98%)	3,207.09
Checking - Cash in Bank	6,813.75
Savings/Reserve Account	24,932.36
Total Cash	34,953.20
TOTAL ASSETS	34,953.20
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	975.00
Total Liabilities	975.00
Capital	
Retained Earnings	64,566.80
Calculated Retained Earnings	4,893.89
Calculated Prior Years Retained Earnings	-35,482.49
Total Capital	33,978.20
TOTAL LIABILITIES & CAPITAL	34,953.20

Income Statement

Welch Randall LLC

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

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				
Association Dues	5,175.00	100.00	29,775.00	99.17
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	250.00	0.83
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	5,175.00	100.00	30,025.00	100.00
Expense				
Royal Woods HOA Expenses				
RYW- Electricity	42.00	0.81	272.93	0.91
RYW- Water, Sewer, Storm	1,788.63	34.56	10,811.78	36.01
RYW- Garbage Service	291.72	5.64	1,770.32	5.90
RYW- Insurance	896.26	17.32	4,918.32	16.38
RYW - Landscaping	0.00	0.00	2,238.35	7.45
RYW- Taxes & Licensing	0.00	0.00	376.00	1.25
RYW- Office Supplies	0.00	0.00	139.50	0.46
RYW- Building Maintenance	0.00	0.00	1,956.25	6.52
Total Royal Woods HOA Expenses	3,018.61	58.33	22,483.45	74.88
Property Management				
Management Fee	450.00	8.70	2,700.00	8.99
Total Property Management	450.00	8.70	2,700.00	8.99
Bank Fees / Interest	0.00	0.00	25.00	0.08
Total Operating Expense	3,468.61	67.03	25,208.45	83.96
NOI - Net Operating Income	1,706.39	32.97	4,816.55	16.04
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	12.48	0.24	77.34	0.26
Total Other Income	12.48	0.24	77.34	0.26
Net Other Income	12.48	0.24	77.34	0.26

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	5,187.48	100.24	30,102.34	100.26
Total Expense	3,468.61	67.03	25,208.45	83.96
Net Income	<u>1,718.87</u>	<u>33.21</u>	<u>4,893.89</u>	<u>16.30</u>