

Balance Sheet

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

As of: 05/31/2026

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%)	3,196.29
Checking - Cash in Bank	5,281.70
Savings/Reserve Account	24,931.34
Total Cash	33,409.33
TOTAL ASSETS	33,409.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,150.00
Total Liabilities	1,150.00
Capital	
Retained Earnings	64,566.80
Calculated Retained Earnings	3,175.02
Calculated Prior Years Retained Earnings	-35,482.49
Total Capital	32,259.33
TOTAL LIABILITIES & CAPITAL	33,409.33

Income Statement

Welch Randall LLC

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

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	5,391.00	95.57	24,600.00	98.99
HOA Reinvestment Fee / Transfer Fee	250.00	4.43	250.00	1.01
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	5,641.00	100.00	24,850.00	100.00
Expense				
Royal Woods HOA Expenses				
RYW- Electricity	42.78	0.76	230.93	0.93
RYW- Water, Sewer, Storm	1,792.63	31.78	9,023.15	36.31
RYW- Garbage Service	291.72	5.17	1,478.60	5.95
RYW- Insurance	625.76	11.09	4,022.06	16.19
RYW - Landscaping	1,260.85	22.35	2,238.35	9.01
RYW- Taxes & Licensing	0.00	0.00	376.00	1.51
RYW- Office Supplies	0.00	0.00	139.50	0.56
RYW- Building Maintenance	0.00	0.00	1,956.25	7.87
Total Royal Woods HOA Expenses	4,013.74	71.15	19,464.84	78.33
Property Management				
Management Fee	450.00	7.98	2,250.00	9.05
Total Property Management	450.00	7.98	2,250.00	9.05
Bank Fees / Interest	5.00	0.09	25.00	0.10
Total Operating Expense	4,468.74	79.22	21,739.84	87.48
NOI - Net Operating Income	1,172.26	20.78	3,110.16	12.52
Other Income & Expense				
Other Income				
Interest on Bank Accounts	13.17	0.23	64.86	0.26
Total Other Income	13.17	0.23	64.86	0.26
Net Other Income	13.17	0.23	64.86	0.26
Total Income	5,654.17	100.23	24,914.86	100.26

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	4,468.74	79.22	21,739.84	87.48
Net Income	1,185.43	21.01	3,175.02	12.78