

Balance Sheet

Properties: The Ruth Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	36,808.43
Savings/Reserve Account	35,413.00
Total Cash	72,221.43
TOTAL ASSETS	72,221.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	925.00
Total Liabilities	925.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	-82,126.26
Calculated Prior Years Retained Earnings	84,941.49
Total Capital	71,296.43
TOTAL LIABILITIES & CAPITAL	72,221.43

Income Statement

Welch Randall

Properties: The Ruth Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 2024

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	3,742.00	97.40	16,624.00	98.81
Fine & Violation	50.00	1.30	50.00	0.30
Late Fee	50.00	1.30	150.00	0.89
Total Operating Income	3,842.00	100.00	16,824.00	100.00
Expense				
Property Management				
Management Fee	495.00	12.88	1,980.00	11.77
Total Property Management	495.00	12.88	1,980.00	11.77
Ruth HOA Expense				
RUTH- Landscape Maintenance	0.00	0.00	0.00	0.00
RUTH- Insurance	40,575.54	1,056.10	130,943.05	778.31
RUTH- Water, Sewer and Storm	701.59	18.26	2,731.51	16.24
RUTH- Garbage	264.64	6.89	2,259.92	13.43
RUTH- Office Mailings	10.00	0.26	99.50	0.59
RUTH- Roofing	0.00	0.00	0.00	0.00
RUTH- Snow Removal	0.00	0.00	1,081.00	6.43
RUTH- Property Maintenance	495.00	12.88	495.00	2.94
Total Ruth HOA Expense	42,046.77	1,094.40	137,609.98	817.94
Total Operating Expense	42,541.77	1,107.28	139,589.98	829.71
NOI - Net Operating Income	-38,699.77	-1,007.28	-122,765.98	-729.71
Other Income & Expense				
Other Income				
Insurance Income (Other)	40,194.54	1,046.19	40,194.54	238.91
Interest on Bank Accounts	96.26	2.51	445.18	2.65
Total Other Income	40,290.80	1,048.69	40,639.72	241.56
Net Other Income	40,290.80	1,048.69	40,639.72	241.56
Total Income	44,132.80	1,148.69	57,463.72	341.56

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	42,541.77	1,107.28	139,589.98	829.71
Net Income	<u>1,591.03</u>	<u>41.41</u>	<u>-82,126.26</u>	<u>-488.15</u>