

Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 38,351.53 |
| Savings/Reserve Account | 34,256.86 |
| Total Cash | 72,608.39 |
| TOTAL ASSETS | 72,608.39 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 1,136.00 |
| Total Liabilities | 1,136.00 |
| Capital | |
| Retained Earnings | 68,481.20 |
| Calculated Retained Earnings | -4,674.69 |
| Calculated Prior Years Retained Earnings | 7,665.88 |
| Total Capital | 71,472.39 |
| TOTAL LIABILITIES & CAPITAL | 72,608.39 |

Income Statement

Welch Randall

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

As of: Feb 2023

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 | 4,068.00 | 100.00 | 8,588.00 | 99.71 |
| Late Fee | 0.00 | 0.00 | 25.00 | 0.29 |
| Total Operating Income | 4,068.00 | 100.00 | 8,613.00 | 100.00 |
| Expense | | | | |
| Property Management | | | | |
| Management Fee | 495.00 | 12.17 | 990.00 | 11.49 |
| Total Property Management | 495.00 | 12.17 | 990.00 | 11.49 |
| Ruth HOA Expense | | | | |
| RUTH- Landscape Maintenance | 3,485.00 | 85.67 | 8,920.00 | 103.56 |
| RUTH- Insurance | 601.73 | 14.79 | 993.69 | 11.54 |
| RUTH- Water, Sewer and Storm | 609.51 | 14.98 | 1,215.10 | 14.11 |
| RUTH- Garbage | 0.00 | 0.00 | 1,160.28 | 13.47 |
| RUTH- Office Mailings | 10.00 | 0.25 | 10.00 | 0.12 |
| Total Ruth HOA Expense | 4,706.24 | 115.69 | 12,299.07 | 142.80 |
| Total Operating Expense | 5,201.24 | 127.86 | 13,289.07 | 154.29 |
| NOI - Net Operating Income | -1,133.24 | -27.86 | -4,676.07 | -54.29 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 0.65 | 0.02 | 1.38 | 0.02 |
| Total Other Income | 0.65 | 0.02 | 1.38 | 0.02 |
| Net Other Income | 0.65 | 0.02 | 1.38 | 0.02 |
| Total Income | 4,068.65 | 100.02 | 8,614.38 | 100.02 |
| Total Expense | 5,201.24 | 127.86 | 13,289.07 | 154.29 |
| Net Income | -1,132.59 | -27.84 | -4,674.69 | -54.27 |