

## Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	24,921.33
Savings/Reserve Account	34,504.19
<b>Total Cash</b>	<b>59,425.52</b>
<b>TOTAL ASSETS</b>	<b>59,425.52</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	691.00
<b>Total Liabilities</b>	<b>691.00</b>
<b>Capital</b>	
Retained Earnings	68,481.20
Calculated Retained Earnings	-17,412.56
Calculated Prior Years Retained Earnings	7,665.88
<b>Total Capital</b>	<b>58,734.52</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>59,425.52</b>

## Income Statement

Welch Randall

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

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	3,842.00	100.00	32,770.00	99.85
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	50.00	0.15
<b>Total Operating Income</b>	<b>3,842.00</b>	<b>100.00</b>	<b>32,820.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	12.88	3,960.00	12.07
<b>Total Property Management</b>	<b>495.00</b>	<b>12.88</b>	<b>3,960.00</b>	<b>12.07</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Ruth HOA Expense</b>				
RUTH- Landscape Maintenance	1,997.00	51.98	31,717.00	96.64
RUTH- Insurance	2,222.61	57.85	4,824.22	14.70
RUTH- Water, Sewer and Storm	819.21	21.32	5,269.70	16.06
RUTH- Garbage	561.50	14.61	4,403.85	13.42
RUTH- Office Mailings	0.00	0.00	71.50	0.22
RUTH- Roofing	0.00	0.00	235.00	0.72
<b>Total Ruth HOA Expense</b>	<b>5,600.32</b>	<b>145.77</b>	<b>46,521.27</b>	<b>141.75</b>
<b>Total Operating Expense</b>	<b>6,095.32</b>	<b>158.65</b>	<b>50,481.27</b>	<b>153.81</b>
<b>NOI - Net Operating Income</b>	<b>-2,253.32</b>	<b>-58.65</b>	<b>-17,661.27</b>	<b>-53.81</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	116.82	3.04	248.71	0.76
<b>Total Other Income</b>	<b>116.82</b>	<b>3.04</b>	<b>248.71</b>	<b>0.76</b>
<b>Net Other Income</b>	<b>116.82</b>	<b>3.04</b>	<b>248.71</b>	<b>0.76</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,958.82	103.04	33,068.71	100.76
Total Expense	6,095.32	158.65	50,481.27	153.81
Net Income	<u>-2,136.50</u>	<u>-55.61</u>	<u>-17,412.56</u>	<u>-53.05</u>