

## Balance Sheet

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

As of: 09/30/2023

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	27,691.25
Savings/Reserve Account	34,621.41
<b>Total Cash</b>	<b>62,312.66</b>
<b>TOTAL ASSETS</b>	<b>62,312.66</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,144.00
<b>Total Liabilities</b>	<b>1,144.00</b>
<b>Capital</b>	
Retained Earnings	68,481.20
Calculated Retained Earnings	-14,978.42
Calculated Prior Years Retained Earnings	7,665.88
<b>Total Capital</b>	<b>61,168.66</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>62,312.66</b>

# Income Statement

Welch Randall

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

As of: Sep 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	4,244.00	72.93	37,014.00	95.79
HOA Reinvestment Fee / Transfer Fee	1,500.00	25.78	1,500.00	3.88
Fine & Violation	50.00	0.86	50.00	0.13
Interest Income	0.00	0.00	0.00	0.00
Late Fee	25.00	0.43	75.00	0.19
<b>Total Operating Income</b>	<b>5,819.00</b>	<b>100.00</b>	<b>38,639.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	8.51	4,455.00	11.53
<b>Total Property Management</b>	<b>495.00</b>	<b>8.51</b>	<b>4,455.00</b>	<b>11.53</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Ruth HOA Expense</b>				
RUTH- Landscape Maintenance	974.00	16.74	32,691.00	84.61
RUTH- Insurance	450.00	7.73	5,274.22	13.65
RUTH- Water, Sewer and Storm	798.19	13.72	6,067.89	15.70
RUTH- Garbage	784.89	13.49	5,188.74	13.43
RUTH- Office Mailings	0.00	0.00	71.50	0.19
RUTH- Roofing	0.00	0.00	235.00	0.61
<b>Total Ruth HOA Expense</b>	<b>3,007.08</b>	<b>51.68</b>	<b>49,528.35</b>	<b>128.18</b>
<b>Total Operating Expense</b>	<b>3,502.08</b>	<b>60.18</b>	<b>53,983.35</b>	<b>139.71</b>
<b>NOI - Net Operating Income</b>	<b>2,316.92</b>	<b>39.82</b>	<b>-15,344.35</b>	<b>-39.71</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	117.22	2.01	365.93	0.95
<b>Total Other Income</b>	<b>117.22</b>	<b>2.01</b>	<b>365.93</b>	<b>0.95</b>
<b>Net Other Income</b>	<b>117.22</b>	<b>2.01</b>	<b>365.93</b>	<b>0.95</b>
Total Income	5,936.22	102.01	39,004.93	100.95
Total Expense	3,502.08	60.18	53,983.35	139.71

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>2,434.14</u>	<u>41.83</u>	<u>-14,978.42</u>	<u>-38.77</u>