

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	29,030.12
Savings/Reserve Account	34,735.23
Total Cash	63,765.35
TOTAL ASSETS	63,765.35
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	919.00
Total Liabilities	919.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	-13,300.73
Calculated Prior Years Retained Earnings	7,665.88
Total Capital	62,846.35
TOTAL LIABILITIES & CAPITAL	63,765.35

Income Statement

Welch Randall

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

As of: Oct 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	3,616.00	100.00	40,630.00	96.15
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	3.55
Fine & Violation	0.00	0.00	50.00	0.12
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.18
Total Operating Income	3,616.00	100.00	42,255.00	100.00
Expense				
Property Management				
Management Fee	495.00	13.69	4,950.00	11.71
Total Property Management	495.00	13.69	4,950.00	11.71
Start Up Fee Expense	0.00	0.00	0.00	0.00
Ruth HOA Expense				
RUTH- Landscape Maintenance	0.00	0.00	32,691.00	77.37
RUTH- Insurance	229.26	6.34	5,503.48	13.02
RUTH- Water, Sewer and Storm	743.98	20.57	6,811.87	16.12
RUTH- Garbage	583.89	16.15	5,772.63	13.66
RUTH- Office Mailings	0.00	0.00	71.50	0.17
RUTH- Roofing	0.00	0.00	235.00	0.56
Total Ruth HOA Expense	1,557.13	43.06	51,085.48	120.90
Total Operating Expense	2,052.13	56.75	56,035.48	132.61
NOI - Net Operating Income	1,563.87	43.25	-13,780.48	-32.61
Other Income & Expense				
Other Income				
Interest on Bank Accounts	113.82	3.15	479.75	1.14
Total Other Income	113.82	3.15	479.75	1.14
Net Other Income	113.82	3.15	479.75	1.14
Total Income	3,729.82	103.15	42,734.75	101.14
Total Expense	2,052.13	56.75	56,035.48	132.61

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>1,677.69</u>	<u>46.40</u>	<u>-13,300.73</u>	<u>-31.48</u>