

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	118,944.09
Savings/Reserve Account	34,849.43
Total Cash	153,793.52
TOTAL ASSETS	153,793.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	694.00
Total Liabilities	694.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	76,952.44
Calculated Prior Years Retained Earnings	7,665.88
Total Capital	153,099.52
TOTAL LIABILITIES & CAPITAL	153,793.52

Income Statement

Welch Randall

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

As of: Nov 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	99.39	44,748.00	96.55
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	3.24
Interest Income	0.00	0.00	0.00	0.00
Late Fee	25.00	0.61	100.00	0.22
Total Operating Income	4,093.00	100.00	46,348.00	100.00
Expense				
Property Management				
Management Fee	495.00	12.09	5,445.00	11.75
Total Property Management	495.00	12.09	5,445.00	11.75
Start Up Fee Expense	0.00	0.00	0.00	0.00
Ruth HOA Expense				
RUTH- Landscape Maintenance	933.00	22.80	33,624.00	72.55
RUTH- Insurance	458.52	11.20	5,962.00	12.86
RUTH- Water, Sewer and Storm	711.42	17.38	7,523.29	16.23
RUTH- Garbage	617.90	15.10	6,390.53	13.79
RUTH- Office Mailings	0.00	0.00	71.50	0.15
RUTH- Roofing	0.00	0.00	235.00	0.51
Total Ruth HOA Expense	2,720.84	66.48	53,806.32	116.09
Total Operating Expense	3,215.84	78.57	59,251.32	127.84
NOI - Net Operating Income	877.16	21.43	-12,903.32	-27.84
Other Income & Expense				
Other Income				
Insurance Income (Other)	89,261.81	2,180.84	89,261.81	192.59
Interest on Bank Accounts	114.20	2.79	593.95	1.28
Total Other Income	89,376.01	2,183.63	89,855.76	193.87
Net Other Income	89,376.01	2,183.63	89,855.76	193.87
Total Income	93,469.01	2,283.63	136,203.76	293.87
Total Expense	3,215.84	78.57	59,251.32	127.84

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>90,253.17</u>	<u>2,205.06</u>	<u>76,952.44</u>	<u>166.03</u>