

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	119,601.87
Savings/Reserve Account	34,967.82
Total Cash	154,569.69
TOTAL ASSETS	154,569.69
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,147.00
Total Liabilities	1,147.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	77,275.61
Calculated Prior Years Retained Earnings	7,665.88
Total Capital	153,422.69
TOTAL LIABILITIES & CAPITAL	154,569.69

Income Statement

Welch Randall

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

As of: Dec 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	3,792.00	98.70	48,540.00	96.71
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	2.99
Fine & Violation	50.00	1.30	50.00	0.10
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	100.00	0.20
Total Operating Income	3,842.00	100.00	50,190.00	100.00
Expense				
Property Management				
Management Fee	495.00	12.88	5,940.00	11.84
Total Property Management	495.00	12.88	5,940.00	11.84
Start Up Fee Expense	0.00	0.00	0.00	0.00
Ruth HOA Expense				
RUTH- Landscape Maintenance	1,652.00	43.00	35,276.00	70.28
RUTH- Insurance	229.26	5.97	6,191.26	12.34
RUTH- Water, Sewer and Storm	653.75	17.02	8,177.04	16.29
RUTH- Garbage	607.21	15.80	6,997.74	13.94
RUTH- Office Mailings	0.00	0.00	71.50	0.14
RUTH- Roofing	0.00	0.00	235.00	0.47
Total Ruth HOA Expense	3,142.22	81.79	56,948.54	113.47
Total Operating Expense	3,637.22	94.67	62,888.54	125.30
NOI - Net Operating Income	204.78	5.33	-12,698.54	-25.30
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	89,261.81	177.85
Interest on Bank Accounts	118.39	3.08	712.34	1.42
Total Other Income	118.39	3.08	89,974.15	179.27
Net Other Income	118.39	3.08	89,974.15	179.27
Total Income	3,960.39	103.08	140,164.15	279.27

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	3,637.22	94.67	62,888.54	125.30
Net Income	<u>323.17</u>	<u>8.41</u>	<u>77,275.61</u>	<u>153.97</u>