

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,472.93
Savings/Reserve Account	35,197.50
Total Cash	68,670.43
TOTAL ASSETS	68,670.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,405.42
Total Liabilities	1,405.42
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	-86,157.68
Calculated Prior Years Retained Earnings	84,941.49
Total Capital	67,265.01
TOTAL LIABILITIES & CAPITAL	68,670.43

Income Statement

Welch Randall

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

As of: Feb 2024

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	4,495.00	97.82	8,513.00	98.27
Fine & Violation	0.00	0.00	50.00	0.58
Late Fee	100.00	2.18	100.00	1.15
Total Operating Income	4,595.00	100.00	8,663.00	100.00
Expense				
Property Management				
Management Fee	495.00	10.77	990.00	11.43
Total Property Management	495.00	10.77	990.00	11.43
Ruth HOA Expense				
RUTH- Landscape Maintenance	0.00	0.00	0.00	0.00
RUTH- Insurance	90,138.25	1,961.66	90,138.25	1,040.50
RUTH- Water, Sewer and Storm	696.97	15.17	1,380.08	15.93
RUTH- Garbage	794.85	17.30	1,371.53	15.83
RUTH- Office Mailings	89.50	1.95	89.50	1.03
RUTH- Snow Removal	1,081.00	23.53	1,081.00	12.48
Total Ruth HOA Expense	92,800.57	2,019.60	94,060.36	1,085.77
Total Operating Expense	93,295.57	2,030.37	95,050.36	1,097.20
NOI - Net Operating Income	-88,700.57	-1,930.37	-86,387.36	-997.20
Other Income & Expense				
Other Income				
Interest on Bank Accounts	111.21	2.42	229.68	2.65
Total Other Income	111.21	2.42	229.68	2.65
Net Other Income	111.21	2.42	229.68	2.65
Total Income	4,706.21	102.42	8,892.68	102.65
Total Expense	93,295.57	2,030.37	95,050.36	1,097.20
Net Income	-88,589.36	-1,927.95	-86,157.68	-994.55