

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,285.36
Savings/Reserve Account	35,516.36
Total Cash	73,801.72
TOTAL ASSETS	73,801.72
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,153.00
Total Liabilities	1,153.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	-80,773.97
Calculated Prior Years Retained Earnings	84,941.49
Total Capital	72,648.72
TOTAL LIABILITIES & CAPITAL	73,801.72

Income Statement

Welch Randall

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

As of: Jun 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	3,616.00	100.00	24,534.00	93.43
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	5.71
Fine & Violation	0.00	0.00	50.00	0.19
Late Fee	0.00	0.00	175.00	0.67
Total Operating Income	3,616.00	100.00	26,259.00	100.00
Expense				
Property Management				
Management Fee	495.00	13.69	2,970.00	11.31
Total Property Management	495.00	13.69	2,970.00	11.31
Ruth HOA Expense				
RUTH- Landscape Maintenance	2,058.00	56.91	3,542.00	13.49
RUTH- Insurance	229.26	6.34	131,630.83	501.28
RUTH- Water, Sewer and Storm	778.13	21.52	4,184.59	15.94
RUTH- Garbage	595.22	16.46	3,769.38	14.35
RUTH- Office Mailings	0.00	0.00	103.25	0.39
RUTH- Roofing	0.00	0.00	0.00	0.00
RUTH- Snow Removal	0.00	0.00	1,081.00	4.12
RUTH- Property Maintenance	0.00	0.00	495.00	1.89
Total Ruth HOA Expense	3,660.61	101.23	144,806.05	551.45
Total Operating Expense	4,155.61	114.92	147,776.05	562.76
NOI - Net Operating Income	-539.61	-14.92	-121,517.05	-462.76
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	40,194.54	153.07
Interest on Bank Accounts	47.49	1.31	548.54	2.09
Total Other Income	47.49	1.31	40,743.08	155.16
Net Other Income	47.49	1.31	40,743.08	155.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,663.49	101.31	67,002.08	255.16
Total Expense	4,155.61	114.92	147,776.05	562.76
Net Income	<u>-492.12</u>	<u>-13.61</u>	<u>-80,773.97</u>	<u>-307.60</u>