

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,823.97
Savings/Reserve Account	35,468.87
Total Cash	74,292.84
TOTAL ASSETS	74,292.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,152.00
Total Liabilities	1,152.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	-80,281.85
Calculated Prior Years Retained Earnings	84,941.49
Total Capital	73,140.84
TOTAL LIABILITIES & CAPITAL	74,292.84

Income Statement

Welch Randall

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

As of: May 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	4,294.00	73.79	20,918.00	92.38
HOA Reinvestment Fee / Transfer Fee	1,500.00	25.78	1,500.00	6.62
Fine & Violation	0.00	0.00	50.00	0.22
Late Fee	25.00	0.43	175.00	0.77
Total Operating Income	5,819.00	100.00	22,643.00	100.00
Expense				
Property Management				
Management Fee	495.00	8.51	2,475.00	10.93
Total Property Management	495.00	8.51	2,475.00	10.93
Ruth HOA Expense				
RUTH- Landscape Maintenance	1,484.00	25.50	1,484.00	6.55
RUTH- Insurance	458.52	7.88	131,401.57	580.32
RUTH- Water, Sewer and Storm	674.95	11.60	3,406.46	15.04
RUTH- Garbage	914.24	15.71	3,174.16	14.02
RUTH- Office Mailings	3.75	0.06	103.25	0.46
RUTH- Roofing	0.00	0.00	0.00	0.00
RUTH- Snow Removal	0.00	0.00	1,081.00	4.77
RUTH- Property Maintenance	0.00	0.00	495.00	2.19
Total Ruth HOA Expense	3,535.46	60.76	141,145.44	623.35
Total Operating Expense	4,030.46	69.26	143,620.44	634.28
NOI - Net Operating Income	1,788.54	30.74	-120,977.44	-534.28
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	40,194.54	177.51
Interest on Bank Accounts	55.87	0.96	501.05	2.21
Total Other Income	55.87	0.96	40,695.59	179.73
Net Other Income	55.87	0.96	40,695.59	179.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	5,874.87	100.96	63,338.59	279.73
Total Expense	4,030.46	69.26	143,620.44	634.28
Net Income	<u>1,844.41</u>	<u>31.70</u>	<u>-80,281.85</u>	<u>-354.55</u>