

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	44,696.05
Savings/Reserve Account	36,043.86
Total Cash	80,739.91
TOTAL ASSETS	80,739.91
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,534.00
Total Liabilities	1,534.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	7,311.23
Calculated Prior Years Retained Earnings	3,413.48
Total Capital	79,205.91
TOTAL LIABILITIES & CAPITAL	80,739.91

Income Statement

Welch Randall

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

As of: Sep 2025

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	4,428.00	100.00	38,998.00	96.30
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	3.70
Fine & Violation	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,428.00	100.00	40,498.00	100.00
Expense				
Property Management				
Management Fee	495.00	11.18	4,455.00	11.00
Total Property Management	495.00	11.18	4,455.00	11.00
Ruth HOA Expense				
RUTH- Landscape Maintenance	447.00	10.09	5,666.00	13.99
RUTH- Insurance	795.48	17.96	5,192.79	12.82
RUTH- Water, Sewer and Storm	1,354.64	30.59	9,630.67	23.78
RUTH- Garbage	607.04	13.71	5,558.05	13.72
RUTH- Office Mailings	1.25	0.03	153.25	0.38
RUTH- Roofing	0.00	0.00	1,592.00	3.93
RUTH- Snow Removal	0.00	0.00	0.00	0.00
RUTH- Property Maintenance	0.00	0.00	1,167.57	2.88
RUTH- Legal Fees	0.00	0.00	39.00	0.10
Total Ruth HOA Expense	3,205.41	72.39	28,999.33	71.61
Total Operating Expense	3,700.41	83.57	33,454.33	82.61
NOI - Net Operating Income	727.59	16.43	7,043.67	17.39
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	26.50	0.60	267.56	0.66
Total Other Income	26.50	0.60	267.56	0.66

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Insurance Expense (Other)	0.00	0.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>26.50</u>	<u>0.60</u>	<u>267.56</u>	<u>0.66</u>
Total Income	4,454.50	100.60	40,765.56	100.66
Total Expense	3,700.41	83.57	33,454.33	82.61
Net Income	<u>754.09</u>	<u>17.03</u>	<u>7,311.23</u>	<u>18.05</u>