Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	54,118.07
Savings/Reserve Account	36,050.82
Total Cash	**90,168.89**
TOTAL ASSETS	**90,168.89**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,557.00
Total Liabilities	**1,557.00**
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	6,277.30
Calculated Prior Years Retained Earnings	13,853.39
Total Capital	**88,611.89**
TOTAL LIABILITIES & CAPITAL	**90,168.89**

Income Statement

Welch Randall LLC

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

As of: Aug 2026

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	4,182.00	100.00	34,932.00	99.79
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.21
Total Operating Income	**4,182.00**	**100.00**	**35,007.00**	**100.00**
Expense				
Property Management				
Management Fee	495.00	11.84	3,960.00	11.31
Total Property Management	**495.00**	**11.84**	**3,960.00**	**11.31**
Ruth HOA Expense				
RUTH- Landscape Maintenance	1,270.00	30.37	6,153.00	17.58
RUTH- Insurance	523.80	12.53	5,112.35	14.60
RUTH- Water, Sewer and Storm	1,770.96	42.35	7,832.75	22.37
RUTH- Garbage	353.16	8.44	5,167.75	14.76
RUTH- Office Mailings	0.00	0.00	125.25	0.36
RUTH- Roofing	0.00	0.00	0.00	0.00
RUTH- Property Maintenance	0.00	0.00	0.00	0.00
RUTH- Legal Fees	0.00	0.00	0.00	0.00
RUTH- Tax Preparation	0.00	0.00	381.00	1.09
Total Ruth HOA Expense	**3,917.92**	**93.69**	**24,772.10**	**70.76**
Total Operating Expense	**4,412.92**	**105.52**	**28,732.10**	**82.08**
NOI - Net Operating Income	**-230.92**	**-5.52**	**6,274.90**	**17.92**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.29	0.01	2.40	0.01
Total Other Income	**0.29**	**0.01**	**2.40**	**0.01**
Net Other Income	**0.29**	**0.01**	**2.40**	**0.01**
Total Income	4,182.29	100.01	35,009.40	100.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	4,412.92	105.52	28,732.10	82.08
Net Income	**-230.63**	**-5.51**	**6,277.30**	**17.93**