

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	47,213.10
Savings/Reserve Account	35,985.65
Total Cash	83,198.75
TOTAL ASSETS	83,198.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,778.00
Total Liabilities	1,778.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	9,526.07
Calculated Prior Years Retained Earnings	3,413.48
Total Capital	81,420.75
TOTAL LIABILITIES & CAPITAL	83,198.75

Income Statement

Welch Randall

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

As of: Jul 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	30,142.00	95.26
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,500.00	4.74
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	31,642.00	100.00
Expense				
Property Management				
Management Fee	495.00	11.18	3,465.00	10.95
Total Property Management	495.00	11.18	3,465.00	10.95
Ruth HOA Expense				
RUTH- Landscape Maintenance	742.00	16.76	3,491.00	11.03
RUTH- Insurance	397.80	8.98	3,052.31	9.65
RUTH- Water, Sewer and Storm	1,111.40	25.10	6,682.81	21.12
RUTH- Garbage	599.94	13.55	4,275.59	13.51
RUTH- Office Mailings	0.00	0.00	152.00	0.48
RUTH- Snow Removal	0.00	0.00	0.00	0.00
RUTH- Property Maintenance	672.57	15.19	1,167.57	3.69
RUTH- Legal Fees	0.00	0.00	39.00	0.12
Total Ruth HOA Expense	3,523.71	79.58	18,860.28	59.61
Total Operating Expense	4,018.71	90.76	22,325.28	70.56
NOI - Net Operating Income	409.29	9.24	9,316.72	29.44
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	30.69	0.69	209.35	0.66
Total Other Income	30.69	0.69	209.35	0.66
Other Expense				
Insurance Expense (Other)	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	30.69	0.69	209.35	0.66
Total Income	4,458.69	100.69	31,851.35	100.66
Total Expense	4,018.71	90.76	22,325.28	70.56
Net Income	439.98	9.94	9,526.07	30.11