

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	54,590.99
Savings/Reserve Account	36,050.53
Total Cash	90,641.52
TOTAL ASSETS	90,641.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,799.00
Total Liabilities	1,799.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	6,507.93
Calculated Prior Years Retained Earnings	13,853.39
Total Capital	88,842.52
TOTAL LIABILITIES & CAPITAL	90,641.52

Income Statement

Welch Randall LLC

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

As of: Jul 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	30,750.00	99.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.24
Total Operating Income	4,182.00	100.00	30,825.00	100.00
Expense				
Property Management				
Management Fee	495.00	11.84	3,465.00	11.24
Total Property Management	495.00	11.84	3,465.00	11.24
Ruth HOA Expense				
RUTH- Landscape Maintenance	1,734.00	41.46	4,883.00	15.84
RUTH- Insurance	430.74	10.30	4,588.55	14.89
RUTH- Water, Sewer and Storm	1,442.03	34.48	6,061.79	19.67
RUTH- Garbage	719.70	17.21	4,814.59	15.62
RUTH- Office Mailings	0.00	0.00	125.25	0.41
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	1.24
Total Ruth HOA Expense	4,326.47	103.45	20,854.18	67.65
Total Operating Expense	4,821.47	115.29	24,319.18	78.89
NOI - Net Operating Income	-639.47	-15.29	6,505.82	21.11
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.32	0.01	2.11	0.01
Total Other Income	0.32	0.01	2.11	0.01
Net Other Income	0.32	0.01	2.11	0.01
Total Income	4,182.32	100.01	30,827.11	100.01
Total Expense	4,821.47	115.29	24,319.18	78.89

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-639.15	-15.28	6,507.93	21.11