

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		55,226.46
Savings/Reserve Account		36,050.21
Total Cash		91,276.67
TOTAL ASSETS		91,276.67
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		1,795.00
Total Liabilities		1,795.00
Capital		
Retained Earnings		68,481.20
Calculated Retained Earnings		7,147.08
Calculated Prior Years Retained Earnings		13,853.39
Total Capital		89,481.67
TOTAL LIABILITIES & CAPITAL		91,276.67

Income Statement

Welch Randall LLC

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

As of: Jun 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	26,568.00	99.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.28
Total Operating Income	4,182.00	100.00	26,643.00	100.00
Expense				
Property Management				
Management Fee	495.00	11.84	2,970.00	11.15
Total Property Management	495.00	11.84	2,970.00	11.15
Ruth HOA Expense				
RUTH- Landscape Maintenance	1,362.00	32.57	3,149.00	11.82
RUTH- Insurance	1,735.74	41.51	4,157.81	15.61
RUTH- Water, Sewer and Storm	886.57	21.20	4,619.76	17.34
RUTH- Garbage	697.65	16.68	4,094.89	15.37
RUTH- Office Mailings	0.00	0.00	125.25	0.47
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	1.43
Total Ruth HOA Expense	4,681.96	111.96	16,527.71	62.03
Total Operating Expense	5,176.96	123.79	19,497.71	73.18
NOI - Net Operating Income	-994.96	-23.79	7,145.29	26.82
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.30	0.01	1.79	0.01
Total Other Income	0.30	0.01	1.79	0.01
Net Other Income	0.30	0.01	1.79	0.01
Total Income	4,182.30	100.01	26,644.79	100.01
Total Expense	5,176.96	123.79	19,497.71	73.18

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-994.66	-23.78	7,147.08	26.83