

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	55,721.42
Savings/Reserve Account	36,049.91
Total Cash	91,771.33
TOTAL ASSETS	91,771.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,295.00
Total Liabilities	1,295.00
Capital	
Retained Earnings	68,481.20
Calculated Retained Earnings	8,141.74
Calculated Prior Years Retained Earnings	13,853.39
Total Capital	90,476.33
TOTAL LIABILITIES & CAPITAL	91,771.33

Income Statement

Welch Randall LLC

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

As of: May 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	4,428.00	100.00	22,386.00	99.67
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.33
Total Operating Income	4,428.00	100.00	22,461.00	100.00
Expense				
Property Management				
Management Fee	495.00	11.18	2,475.00	11.02
Total Property Management	495.00	11.18	2,475.00	11.02
Ruth HOA Expense				
RUTH- Landscape Maintenance	0.00	0.00	1,787.00	7.96
RUTH- Insurance	395.74	8.94	2,422.07	10.78
RUTH- Water, Sewer and Storm	826.23	18.66	3,733.19	16.62
RUTH- Garbage	721.83	16.30	3,397.24	15.13
RUTH- Office Mailings	125.25	2.83	125.25	0.56
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	1.70
Total Ruth HOA Expense	2,069.05	46.73	11,845.75	52.74
Total Operating Expense	2,564.05	57.91	14,320.75	63.76
NOI - Net Operating Income	1,863.95	42.09	8,140.25	36.24
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.31	0.01	1.49	0.01
Total Other Income	0.31	0.01	1.49	0.01
Net Other Income	0.31	0.01	1.49	0.01
Total Income	4,428.31	100.01	22,462.49	100.01
Total Expense	2,564.05	57.91	14,320.75	63.76

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,864.26	42.10	8,141.74	36.25