

Balance Sheet

Properties: Tuscan Ridge Homeowners Association - 5300 S A Adams Ave Pkwy #8 Ogden, UT 84405

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	52,661.08
Savings/Reserve Account	68,837.07
Total Cash	121,498.15
TOTAL ASSETS	121,498.15
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,700.00
Total Liabilities	1,700.00
Capital	
Retained Earnings	90,899.25
Calculated Retained Earnings	27,228.24
Calculated Prior Years Retained Earnings	1,670.66
Total Capital	119,798.15
TOTAL LIABILITIES & CAPITAL	121,498.15

## Income Statement

Welch Randall

Properties: Tuscan Ridge Homeowners Association - 5300 S A Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	7,820.00	100.00	66,122.02	100.00
Interest Income	0.00	0.00	2.55	0.00
<b>Total Operating Income</b>	<b>7,820.00</b>	<b>100.00</b>	<b>66,124.57</b>	<b>100.00</b>
<b>Expense</b>				
<b>Tuscan Ridge HOA Expense</b>				
TUSC- Snow Removal	3,490.00	44.63	11,365.00	17.19
TUSC- Electricity	92.63	1.18	349.96	0.53
TUSC- Insurance	2,172.83	27.79	12,693.90	19.20
TUSC- Legal Fees	0.00	0.00	274.00	0.41
TUSC- Office Expense	0.00	0.00	671.25	1.02
TUSC- Property Maintenance	325.00	4.16	5,743.20	8.69
TUSC- Landscaping	3,250.00	41.56	3,250.00	4.91
<b>Total Tuscan Ridge HOA Expense</b>	<b>9,330.46</b>	<b>119.32</b>	<b>34,347.31</b>	<b>51.94</b>
<b>Property Management</b>				
Management Fee	569.00	7.28	4,552.00	6.88
<b>Total Property Management</b>	<b>569.00</b>	<b>7.28</b>	<b>4,552.00</b>	<b>6.88</b>
<b>Total Operating Expense</b>	<b>9,899.46</b>	<b>126.59</b>	<b>38,899.31</b>	<b>58.83</b>
<b>NOI - Net Operating Income</b>	<b>-2,079.46</b>	<b>-26.59</b>	<b>27,225.26</b>	<b>41.17</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.52	0.01	2.98	0.00
<b>Total Other Income</b>	<b>0.52</b>	<b>0.01</b>	<b>2.98</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.52</b>	<b>0.01</b>	<b>2.98</b>	<b>0.00</b>
Total Income	7,820.52	100.01	66,127.55	100.00
Total Expense	9,899.46	126.59	38,899.31	58.83
<b>Net Income</b>	<b>-2,078.94</b>	<b>-26.58</b>	<b>27,228.24</b>	<b>41.18</b>