

## Balance Sheet

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

**As of:** 09/30/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	54,931.52
Savings/Reserve Account	68,837.66
<b>Total Cash</b>	<b>123,769.18</b>
<b>TOTAL ASSETS</b>	<b>123,769.18</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,040.00
<b>Total Liabilities</b>	<b>2,040.00</b>
<b>Capital</b>	
Retained Earnings	90,899.25
Calculated Retained Earnings	29,159.27
Calculated Prior Years Retained Earnings	1,670.66
<b>Total Capital</b>	<b>121,729.18</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>123,769.18</b>

## Income Statement

Welch Randall

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

As of: Sep 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	73,942.02	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>73,944.57</b>	<b>100.00</b>
<b>Expense</b>				
<b>Tuscan Ridge HOA Expense</b>				
TUSC- Snow Removal	0.00	0.00	11,365.00	15.37
TUSC- Electricity	86.34	1.10	436.30	0.59
TUSC- Insurance	2,162.47	27.65	14,856.37	20.09
TUSC- Legal Fees	0.00	0.00	274.00	0.37
TUSC- Office Expense	21.75	0.28	693.00	0.94
TUSC- Property Maintenance	3,050.00	39.00	8,793.20	11.89
TUSC- Landscaping	0.00	0.00	3,250.00	4.40
<b>Total Tuscan Ridge HOA Expense</b>	<b>5,320.56</b>	<b>68.04</b>	<b>39,667.87</b>	<b>53.65</b>
<b>Property Management</b>				
Management Fee	569.00	7.28	5,121.00	6.93
<b>Total Property Management</b>	<b>569.00</b>	<b>7.28</b>	<b>5,121.00</b>	<b>6.93</b>
<b>Total Operating Expense</b>	<b>5,889.56</b>	<b>75.31</b>	<b>44,788.87</b>	<b>60.57</b>
<b>NOI - Net Operating Income</b>	<b>1,930.44</b>	<b>24.69</b>	<b>29,155.70</b>	<b>39.43</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.59	0.01	3.57	0.00
<b>Total Other Income</b>	<b>0.59</b>	<b>0.01</b>	<b>3.57</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.59</b>	<b>0.01</b>	<b>3.57</b>	<b>0.00</b>
<b>Total Income</b>	<b>7,820.59</b>	<b>100.01</b>	<b>73,948.14</b>	<b>100.00</b>
<b>Total Expense</b>	<b>5,889.56</b>	<b>75.31</b>	<b>44,788.87</b>	<b>60.57</b>
<b>Net Income</b>	<b>1,931.03</b>	<b>24.69</b>	<b>29,159.27</b>	<b>39.43</b>