

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		43,142.29
Savings/Reserve Account		52,168.23
Total Cash		95,310.52
TOTAL ASSETS		95,310.52
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		1,725.00
Total Liabilities		1,725.00
Capital		
Retained Earnings		74,232.32
Calculated Retained Earnings		17,682.54
Calculated Prior Years Retained Earnings		1,670.66
Total Capital		93,585.52
TOTAL LIABILITIES & CAPITAL		95,310.52

Income Statement

Welch Randall

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

As of: Apr 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
Operating Income & Expense				
Income				
Association Dues	8,504.02	100.00	34,669.47	99.99
Interest Income	0.00	0.00	2.55	0.01
Total Operating Income	8,504.02	100.00	34,672.02	100.00
Expense				
Tuscan Ridge HOA Expense				
TUSC- Snow Removal	1,525.00	17.93	5,870.00	16.93
TUSC- Electricity	11.30	0.13	57.31	0.17
TUSC- Insurance	1,503.01	17.67	6,012.04	17.34
TUSC- Legal Fees	274.00	3.22	274.00	0.79
TUSC- Office Expense	398.00	4.68	548.00	1.58
TUSC- Property Maintenance	200.00	2.35	1,953.20	5.63
Total Tuscan Ridge HOA Expense	3,911.31	45.99	14,714.55	42.44
Property Management				
Management Fee	569.00	6.69	2,276.00	6.56
Total Property Management	569.00	6.69	2,276.00	6.56
Total Operating Expense	4,480.31	52.68	16,990.55	49.00
NOI - Net Operating Income	4,023.71	47.32	17,681.47	51.00
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.42	0.00	1.07	0.00
Total Other Income	0.42	0.00	1.07	0.00
Net Other Income	0.42	0.00	1.07	0.00
Total Income	8,504.44	100.00	34,673.09	100.00
Total Expense	4,480.31	52.68	16,990.55	49.00
Net Income	4,024.13	47.32	17,682.54	51.00