

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	66,824.06
Savings/Reserve Account	68,843.89
Total Cash	135,667.95
TOTAL ASSETS	135,667.95
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,060.00
Total Liabilities	3,060.00
Capital	
Retained Earnings	90,899.25
Calculated Retained Earnings	21,063.84
Calculated Prior Years Retained Earnings	20,644.86
Total Capital	132,607.95
TOTAL LIABILITIES & CAPITAL	135,667.95

Income Statement

Welch Randall LLC

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

As of: Aug 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	8,123.60	98.90	64,223.60	99.09
Fine & Violation	0.00	0.00	50.00	0.08
Interest Income	31.35	0.38	91.60	0.14
NSF Fees Collected	0.00	0.00	25.00	0.04
Late Fee	59.05	0.72	420.40	0.65
Total Operating Income	8,214.00	100.00	64,810.60	100.00
Expense				
Tuscan Ridge HOA Expense				
TUSC- Snow Removal	0.00	0.00	630.00	0.97
TUSC- Electricity	129.28	1.57	340.07	0.52
TUSC- Insurance	2,351.97	28.63	17,887.26	27.60
TUSC- Legal Fees	0.00	0.00	0.00	0.00
TUSC- Office Expense	0.00	0.00	134.75	0.21
TUSC- Property Maintenance	1,765.67	21.50	6,537.20	10.09
TUSC- Landscaping	3,505.00	42.67	13,670.00	21.09
Total Tuscan Ridge HOA Expense	7,751.92	94.37	39,199.28	60.48
Property Management				
Management Fee	569.00	6.93	4,552.00	7.02
Total Property Management	569.00	6.93	4,552.00	7.02
Total Operating Expense	8,320.92	101.30	43,751.28	67.51
NOI - Net Operating Income	-106.92	-1.30	21,059.32	32.49
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.58	0.01	4.52	0.01
Total Other Income	0.58	0.01	4.52	0.01
Net Other Income	0.58	0.01	4.52	0.01
Total Income	8,214.58	100.01	64,815.12	100.01
Total Expense	8,320.92	101.30	43,751.28	67.51

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-106.34	-1.29	21,063.84	32.50