

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	55,420.54
Savings/Reserve Account	57,162.47
Total Cash	112,583.01
TOTAL ASSETS	112,583.01

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	2,380.00
Total Liabilities	2,380.00

Capital

Retained Earnings	79,225.17
Calculated Retained Earnings	29,307.18
Calculated Prior Years Retained Earnings	1,670.66
Total Capital	110,203.01
TOTAL LIABILITIES & CAPITAL	112,583.01

Income Statement

Welch Randall

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

As of: Jul 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	7,820.00	100.00	58,302.02	100.00
Interest Income	0.00	0.00	2.55	0.00
Total Operating Income	7,820.00	100.00	58,304.57	100.00
Expense				
Tuscan Ridge HOA Expense				
TUSC- Snow Removal	0.00	0.00	7,875.00	13.51
TUSC- Electricity	92.08	1.18	257.33	0.44
TUSC- Insurance	1,503.01	19.22	10,521.07	18.05
TUSC- Legal Fees	0.00	0.00	274.00	0.47
TUSC- Office Expense	0.00	0.00	671.25	1.15
TUSC- Property Maintenance	0.00	0.00	5,418.20	9.29
Total Tuscan Ridge HOA Expense	1,595.09	20.40	25,016.85	42.91
Property Management				
Management Fee	569.00	7.28	3,983.00	6.83
Total Property Management	569.00	7.28	3,983.00	6.83
Total Operating Expense	2,164.09	27.67	28,999.85	49.74
NOI - Net Operating Income	5,655.91	72.33	29,304.72	50.26
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.48	0.01	2.46	0.00
Total Other Income	0.48	0.01	2.46	0.00
Net Other Income	0.48	0.01	2.46	0.00
Total Income	7,820.48	100.01	58,307.03	100.00
Total Expense	2,164.09	27.67	28,999.85	49.74
Net Income	5,656.39	72.33	29,307.18	50.27