

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	67,940.98
Savings/Reserve Account	68,843.31
Total Cash	136,784.29
TOTAL ASSETS	136,784.29

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	4,070.00
Total Liabilities	4,070.00

Capital

Retained Earnings	90,899.25
Calculated Retained Earnings	21,170.18
Calculated Prior Years Retained Earnings	20,644.86
Total Capital	132,714.29
TOTAL LIABILITIES & CAPITAL	136,784.29

Income Statement

Welch Randall LLC

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

As of: Jul 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	7,990.00	99.38	56,100.00	99.12
Fine & Violation	50.00	0.62	50.00	0.09
Interest Income	0.00	0.00	60.25	0.11
NSF Fees Collected	0.00	0.00	25.00	0.04
Late Fee	0.00	0.00	361.35	0.64
Total Operating Income	8,040.00	100.00	56,596.60	100.00
Expense				
Tuscan Ridge HOA Expense				
TUSC- Snow Removal	0.00	0.00	630.00	1.11
TUSC- Electricity	95.59	1.19	210.79	0.37
TUSC- Insurance	2,162.47	26.90	15,535.29	27.45
TUSC- Legal Fees	0.00	0.00	0.00	0.00
TUSC- Office Expense	0.00	0.00	134.75	0.24
TUSC- Property Maintenance	1,606.23	19.98	4,771.53	8.43
TUSC- Landscaping	3,890.00	48.38	10,165.00	17.96
Total Tuscan Ridge HOA Expense	7,754.29	96.45	31,447.36	55.56
Property Management				
Management Fee	569.00	7.08	3,983.00	7.04
Total Property Management	569.00	7.08	3,983.00	7.04
Total Operating Expense	8,323.29	103.52	35,430.36	62.60
NOI - Net Operating Income	-283.29	-3.52	21,166.24	37.40
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.58	0.01	3.94	0.01
Total Other Income	0.58	0.01	3.94	0.01
Net Other Income	0.58	0.01	3.94	0.01
Total Income	8,040.58	100.01	56,600.54	100.01
Total Expense	8,323.29	103.52	35,430.36	62.60

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-282.71	-3.52	21,170.18	37.41