

Balance Sheet

Properties: Tobermory Ridge HOA - 308 E 4500 S #200 Holladay, UT 84117

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,796.01
Savings/Reserve Account	9,706.41
Total Cash	12,502.42
TOTAL ASSETS	12,502.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,367.00
Total Liabilities	4,367.00
Capital	
Calculated Retained Earnings	-435.55
Calculated Prior Years Retained Earnings	8,570.97
Total Capital	8,135.42
TOTAL LIABILITIES & CAPITAL	12,502.42

Income Statement

Welch Randall

Properties: Tobermory Ridge HOA - 308 E 4500 S #200 Holladay, UT 84117

As of: Feb 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	3,450.00	100.00	6,930.00	100.00
Total Operating Income	3,450.00	100.00	6,930.00	100.00
Expense				
Tobermory Ridge HOA Expenses				
TRA- Snow Removal	840.00	24.35	840.00	12.12
TRA- Trash Removal	280.09	8.12	559.86	8.08
TRA- Electricity	40.09	1.16	80.76	1.17
TRA- Lawn Care	0.00	0.00	287.20	4.14
TRA- Water	984.49	28.54	2,027.02	29.25
TRA- Insurance	0.00	0.00	993.00	14.33
TRA- Building Maintenance	0.00	0.00	1,510.00	21.79
TRA- Notices & Mailings	0.00	0.00	168.00	2.42
Total Tobermory Ridge HOA Expenses	2,144.67	62.16	6,465.84	93.30
Property Management				
Management Fee	450.00	13.04	900.00	12.99
Total Property Management	450.00	13.04	900.00	12.99
Total Operating Expense	2,594.67	75.21	7,365.84	106.29
NOI - Net Operating Income	855.33	24.79	-435.84	-6.29
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.14	0.00	0.29	0.00
Total Other Income	0.14	0.00	0.29	0.00
Net Other Income	0.14	0.00	0.29	0.00
Total Income	3,450.14	100.00	6,930.29	100.00
Total Expense	2,594.67	75.21	7,365.84	106.29
Net Income	855.47	24.80	-435.55	-6.28