Balance Sheet

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

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	584.13
Savings/Reserve Account	5,719.43
Total Cash	**6,303.56**
TOTAL ASSETS	**6,303.56**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,992.00
Total Liabilities	**2,992.00**
Capital	
Calculated Retained Earnings	-5,259.41
Calculated Prior Years Retained Earnings	8,570.97
Total Capital	**3,311.56**
TOTAL LIABILITIES & CAPITAL	**6,303.56**

Income Statement

Welch Randall

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

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	3,750.00	87.73	24,180.00	92.45
Fine & Violation	500.00	11.70	1,950.00	7.46
Interest Income	4.50	0.11	4.50	0.02
Late Fee	20.00	0.47	20.00	0.08
Total Operating Income	**4,274.50**	**100.00**	**26,154.50**	**100.00**
Expense				
Tobermory Ridge HOA Expenses				
TRA- Asphalt Repairs & Maintenance	2,350.00	54.98	2,350.00	8.99
TRA- Landscape Ground Covering	1,600.00	37.43	1,600.00	6.12
TRA- Snow Removal	0.00	0.00	2,100.00	8.03
TRA- Trash Removal	281.86	6.59	1,965.96	7.52
TRA- Electricity	39.78	0.93	278.13	1.06
TRA- Lawn Care	0.00	0.00	287.20	1.10
TRA- Licenses & Permits	0.00	0.00	364.00	1.39
TRA- Water	1,279.76	29.94	6,708.21	25.65
TRA- Insurance	993.00	23.23	6,951.00	26.58
TRA- Property Supplies	1,425.52	33.35	1,425.52	5.45
TRA- Building Maintenance	900.00	21.06	3,930.00	15.03
TRA- Notices & Mailings	0.00	0.00	305.00	1.17
Total Tobermory Ridge HOA Expenses	**8,869.92**	**207.51**	**28,265.02**	**108.07**
Property Management				
Management Fee	450.00	10.53	3,150.00	12.04
Total Property Management	**450.00**	**10.53**	**3,150.00**	**12.04**
Total Operating Expense	**9,319.92**	**218.04**	**31,415.02**	**120.11**
NOI - Net Operating Income	**-5,045.42**	**-118.04**	**-5,260.52**	**-20.11**
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	0.15	0.00	1.11	0.00
Total Other Income	**0.15**	**0.00**	**1.11**	**0.00**
Net Other Income	**0.15**	**0.00**	**1.11**	**0.00**
Total Income	4,274.65	100.00	26,155.61	100.00
Total Expense	9,319.92	218.04	31,415.02	120.11
Net Income	**-5,045.27**	**-118.03**	**-5,259.41**	**-20.11**