

Balance Sheet

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

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	5,148.34
Savings/Reserve Account	3,994.47
Total Cash	9,142.81
TOTAL ASSETS	9,142.81

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	2,900.00
Total Liabilities	2,900.00

Capital

Calculated Retained Earnings	4,917.04
Calculated Prior Years Retained Earnings	1,325.77
Total Capital	6,242.81
TOTAL LIABILITIES & CAPITAL	9,142.81

Income Statement

Welch Randall LLC

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

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	4,104.00	95.35	28,872.00	96.98
Fine & Violation	200.00	4.65	900.00	3.02
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,304.00	100.00	29,772.00	100.00
Expense				
Tobermory Ridge HOA Expenses				
TRA- Asphalt Repairs & Maintenance	0.00	0.00	0.00	0.00
TRA- Landscape Ground Covering	0.00	0.00	0.00	0.00
TRA- Snow Removal	0.00	0.00	210.00	0.71
TRA- Trash Removal	322.07	7.48	2,169.04	7.29
TRA- Electricity	39.11	0.91	278.78	0.94
TRA- Lawn Care	0.00	0.00	0.00	0.00
TRA- Licenses & Permits	0.00	0.00	0.00	0.00
TRA- Water	1,411.19	32.79	3,975.96	13.35
TRA- Insurance	1,118.52	25.99	7,844.77	26.35
TRA- Legal/ Accounting Assistance	0.00	0.00	364.00	1.22
TRA- Property Supplies	0.00	0.00	0.00	0.00
TRA- Building Maintenance	0.00	0.00	6,705.00	22.52
TRA- Notices & Mailings	0.00	0.00	157.75	0.53
Total Tobermory Ridge HOA Expenses	2,890.89	67.17	21,705.30	72.91
Property Management				
Management Fee	450.00	10.46	3,150.00	10.58
Total Property Management	450.00	10.46	3,150.00	10.58
Total Operating Expense	3,340.89	77.62	24,855.30	83.49
NOI - Net Operating Income	963.11	22.38	4,916.70	16.51

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.34	0.00
Total Other Income	0.06	0.00	0.34	0.00
Net Other Income	0.06	0.00	0.34	0.00
Total Income	4,304.06	100.00	29,772.34	100.00
Total Expense	3,340.89	77.62	24,855.30	83.49
Net Income	963.17	22.38	4,917.04	16.52