

Balance Sheet

Properties: Terraces at Holladay HOA - 2369 E Murray Holladay Road Holladay, UT 84117

As of: 06/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	27,073.25
Savings/Reserve Account	53,639.05
Total Cash	80,712.30
TOTAL ASSETS	80,712.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,511.50
Total Liabilities	4,511.50
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	1,691.22
Total Capital	76,200.80
TOTAL LIABILITIES & CAPITAL	80,712.30

Income Statement

Welch Randall

Properties: Terraces at Holladay HOA - 2369 E Murray Holladay Road Holladay, UT 84117

As of: Jun 2021

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				
Other Cash	0.00	0.00	410.50	0.61
Association Dues	11,640.00	99.15	57,066.34	84.61
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	9,749.50	14.46
NSF Fees Collected	0.00	0.00	20.00	0.03
Late Fee	100.00	0.85	200.00	0.30
Total Operating Income	11,740.00	100.00	67,446.34	100.00
Expense				
Terrace at Holiday				
TAH- Phone	41.36	0.35	87.48	0.13
TAH- Gate Maintenance	3,678.50	31.33	5,473.50	8.12
TAH- Gas Service	54.49	0.46	147.13	0.22
TAH- Garbage Service	205.25	1.75	821.00	1.22
TAH- Pest Control	0.00	0.00	1,250.00	1.85
TAH- Landscape	0.00	0.00	391.00	0.58
TAH- Property Maintenance	588.06	5.01	8,436.18	12.51
TAH- Cable	1,554.44	13.24	9,326.64	13.83
TAH- Snow Removal	0.00	0.00	6,728.00	9.98
TAH- Insurance	2,012.42	17.14	12,743.71	18.89
TAH- Electricity	295.46	2.52	1,586.78	2.35
TAH- Taxes & Licensing	0.00	0.00	410.00	0.61
TAH- Common Area Cleaning	866.00	7.38	5,578.75	8.27
TAH- Elevator	0.00	0.00	2,432.00	3.61
TAH- Water	0.00	0.00	2,032.73	3.01
TAH- Internet	4,240.22	36.12	4,240.22	6.29
Total Terrace at Holiday	13,536.20	115.30	61,685.12	91.46
Property Management				
Management Fee	695.00	5.92	3,475.00	5.15
Total Property Management	695.00	5.92	3,475.00	5.15
Start Up Fee Expense	0.00	0.00	595.00	0.88
Total Operating Expense	14,231.20	121.22	65,755.12	97.49

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-2,491.20	-21.22	1,691.22	2.51
Total Income	11,740.00	100.00	67,446.34	100.00
Total Expense	14,231.20	121.22	65,755.12	97.49
Net Income	<u>-2,491.20</u>	<u>-21.22</u>	<u>1,691.22</u>	<u>2.51</u>