

Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,377.33
Savings/Reserve Account	26,379.76
Total Cash	38,757.09
TOTAL ASSETS	38,757.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,220.00
Total Liabilities	5,220.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-3,492.28
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	33,537.09
TOTAL LIABILITIES & CAPITAL	38,757.09

Income Statement

Welch Randall

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

As of: Feb 2023

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	12,000.00	99.59	24,000.00	99.79
Late Fee	50.00	0.41	50.00	0.21
Total Operating Income	12,050.00	100.00	24,050.00	100.00
Expense				
Terrace at Holiday				
TAH- Phone	0.00	0.00	0.00	0.00
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	753.00	6.25	753.00	3.13
TAH- Gas Service	7.46	0.06	14.92	0.06
TAH- Garbage Service	231.19	1.92	467.19	1.94
TAH- Landscape	0.00	0.00	0.00	0.00
TAH- Property Maintenance	0.00	0.00	0.00	0.00
TAH- Cable	1,691.71	14.04	3,318.82	13.80
TAH- Snow Removal	0.00	0.00	2,900.00	12.06
TAH- Insurance	1,677.00	13.92	3,126.00	13.00
TAH- Electricity	623.97	5.18	1,234.97	5.14
TAH- Taxes & Licensing	11.25	0.09	11.25	0.05
TAH- Common Area Cleaning	0.00	0.00	3,160.40	13.14
TAH- Elevator	649.93	5.39	1,298.47	5.40
TAH- Water	0.00	0.00	3,397.61	14.13
TAH- Internet	2,086.57	17.32	4,171.75	17.35
TAH- Fire/Security	71.40	0.59	71.40	0.30
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	7.42
TAH- Legal Fees	0.00	0.00	442.50	1.84
Total Terrace at Holiday	7,803.48	64.76	26,152.28	108.74
Property Management				
Management Fee	695.00	5.77	1,390.00	5.78
Total Property Management	695.00	5.77	1,390.00	5.78
Total Operating Expense	8,498.48	70.53	27,542.28	114.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	3,551.52	29.47	-3,492.28	-14.52
Total Income	12,050.00	100.00	24,050.00	100.00
Total Expense	8,498.48	70.53	27,542.28	114.52
Net Income	<u>3,551.52</u>	<u>29.47</u>	<u>-3,492.28</u>	<u>-14.52</u>