

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,957.01
Savings/Reserve Account	27,579.76
Total Cash	47,536.77
TOTAL ASSETS	47,536.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,620.00
Total Liabilities	4,620.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	5,887.40
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	42,916.77
TOTAL LIABILITIES & CAPITAL	47,536.77

Income Statement

Welch Randall

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

As of: Mar 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	100.00	36,000.00	99.86
Late Fee	0.00	0.00	50.00	0.14
Total Operating Income	12,000.00	100.00	36,050.00	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	939.00	7.83	1,692.00	4.69
TAH- Gas Service	10.10	0.08	25.02	0.07
TAH- Garbage Service	230.58	1.92	697.77	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	14.10	5,010.53	13.90
TAH- Snow Removal	0.00	0.00	2,900.00	8.04
TAH- Insurance	1,677.00	13.98	4,803.00	13.32
TAH- Electricity	542.17	4.52	1,777.14	4.93
TAH- Taxes & Licensing	424.00	3.53	435.25	1.21
TAH- Common Area Cleaning	787.50	6.56	3,947.90	10.95
TAH- Elevator	0.00	0.00	1,298.47	3.60
TAH- Water	1,794.00	14.95	5,191.61	14.40
TAH- Internet	2,086.57	17.39	6,258.32	17.36
TAH- Fire/Security	0.00	0.00	71.40	0.20
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	4.95
TAH- Legal Fees	0.00	0.00	442.50	1.23
Total Terrace at Holiday	10,182.63	84.86	36,334.91	100.79
Property Management				
Management Fee	695.00	5.79	2,085.00	5.78
Total Property Management	695.00	5.79	2,085.00	5.78
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	0.00	0.00
Total Administrative	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
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	10,877.63	90.65	38,419.91	106.57
NOI - Net Operating Income	1,122.37	9.35	-2,369.91	-6.57
Other Income & Expense				
Other Income				
Insurance Income (Other)	8,257.31	68.81	8,257.31	22.91
Total Other Income	8,257.31	68.81	8,257.31	22.91
Net Other Income	8,257.31	68.81	8,257.31	22.91
Total Income	20,257.31	168.81	44,307.31	122.91
Total Expense	10,877.63	90.65	38,419.91	106.57
Net Income	9,379.68	78.16	5,887.40	16.33