

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,847.81
Savings/Reserve Account	28,779.76
Total Cash	35,627.57
TOTAL ASSETS	35,627.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,200.00
Total Liabilities	4,200.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-5,601.80
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	31,427.57
TOTAL LIABILITIES & CAPITAL	35,627.57

Income Statement

Welch Randall

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

As of: Apr 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	79.34	48,000.00	93.80
HOA Reinvestment Fee / Transfer Fee	3,125.00	20.66	3,125.00	6.11
Late Fee	0.00	0.00	50.00	0.10
Total Operating Income	15,125.00	100.00	51,175.00	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	0.00	0.00	1,692.00	3.31
TAH- Gas Service	10.36	0.07	35.38	0.07
TAH- Garbage Service	227.75	1.51	925.52	1.81
TAH- Landscape	0.00	0.00	0.00	0.00
TAH- Property Maintenance	0.00	0.00	0.00	0.00
TAH- Cable	15,496.31	102.45	20,506.84	40.07
TAH- Snow Removal	3,809.00	25.18	6,709.00	13.11
TAH- Insurance	1,677.00	11.09	6,480.00	12.66
TAH- Electricity	472.17	3.12	2,249.31	4.40
TAH- Taxes & Licensing	0.00	0.00	435.25	0.85
TAH- Common Area Cleaning	700.00	4.63	4,647.90	9.08
TAH- Elevator	1,298.47	8.58	2,596.94	5.07
TAH- Water	0.00	0.00	5,191.61	10.14
TAH- Internet	2,085.34	13.79	8,343.66	16.30
TAH- Fire/Security	142.80	0.94	214.20	0.42
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	3.49
TAH- Legal Fees	0.00	0.00	442.50	0.86
Total Terrace at Holiday	25,919.20	171.37	62,254.11	121.65
Property Management				
Management Fee	695.00	4.60	2,780.00	5.43
Total Property Management	695.00	4.60	2,780.00	5.43
Real Estate				
Administrative				
Bank Fees /Interest	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 Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	26,614.20	175.96	65,034.11	127.08
NOI - Net Operating Income	-11,489.20	-75.96	-13,859.11	-27.08
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,257.31	16.14
Total Other Income	0.00	0.00	8,257.31	16.14
Net Other Income	0.00	0.00	8,257.31	16.14
Total Income	15,125.00	100.00	59,432.31	116.14
Total Expense	26,614.20	175.96	65,034.11	127.08
Net Income	-11,489.20	-75.96	-5,601.80	-10.95