

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,440.85
Savings/Reserve Account	29,979.76
Total Cash	33,420.61
TOTAL ASSETS	33,420.61
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,620.00
Total Liabilities	4,620.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-8,228.76
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	28,800.61
TOTAL LIABILITIES & CAPITAL	33,420.61

Income Statement

Welch Randall

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

As of: May 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	60,000.00	94.97
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,125.00	4.95
Late Fee	0.00	0.00	50.00	0.08
Total Operating Income	12,000.00	100.00	63,175.00	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	1,624.00	13.53	3,316.00	5.25
TAH- Gas Service	29.11	0.24	64.49	0.10
TAH- Garbage Service	224.42	1.87	1,149.94	1.82
TAH- Landscape	0.00	0.00	0.00	0.00
TAH- Property Maintenance	0.00	0.00	0.00	0.00
TAH- Cable	0.00	0.00	20,506.84	32.46
TAH- Snow Removal	1,725.00	14.38	8,434.00	13.35
TAH- Insurance	1,677.00	13.98	8,157.00	12.91
TAH- Electricity	428.97	3.57	2,678.28	4.24
TAH- Taxes & Licensing	0.00	0.00	435.25	0.69
TAH- Common Area Cleaning	787.50	6.56	5,435.40	8.60
TAH- Elevator	0.00	0.00	2,596.94	4.11
TAH- Water	1,794.00	14.95	6,985.61	11.06
TAH- Internet	4,201.96	35.02	12,545.62	19.86
TAH- Fire/Security	1,440.00	12.00	1,654.20	2.62
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	2.82
TAH- Legal Fees	0.00	0.00	442.50	0.70
Total Terrace at Holiday	13,931.96	116.10	76,186.07	120.60
Property Management				
Management Fee	695.00	5.79	3,475.00	5.50
Total Property Management	695.00	5.79	3,475.00	5.50
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	14,626.96	121.89	79,661.07	126.10
NOI - Net Operating Income	-2,626.96	-21.89	-16,486.07	-26.10
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,257.31	13.07
Total Other Income	0.00	0.00	8,257.31	13.07
Net Other Income	0.00	0.00	8,257.31	13.07
Total Income	12,000.00	100.00	71,432.31	113.07
Total Expense	14,626.96	121.89	79,661.07	126.10
Net Income	-2,626.96	-21.89	-8,228.76	-13.03