

## Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	2,692.58
Savings/Reserve Account	29,979.76
<b>Total Cash</b>	<b>32,672.34</b>
<b>TOTAL ASSETS</b>	<b>32,672.34</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,860.00
<b>Total Liabilities</b>	<b>4,860.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	-9,217.03
Calculated Prior Years Retained Earnings	-37,480.21
<b>Total Capital</b>	<b>27,812.34</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>32,672.34</b>

# Income Statement

Welch Randall

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

As of: Jun 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	11,700.00	100.00	71,700.00	95.76
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,125.00	4.17
Late Fee	0.00	0.00	50.00	0.07
<b>Total Operating Income</b>	<b>11,700.00</b>	<b>100.00</b>	<b>74,875.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Terrace at Holiday</b>				
TAH- Phone	0.00	0.00	0.00	0.00
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	408.00	3.49	3,724.00	4.97
TAH- Gas Service	35.61	0.30	100.10	0.13
TAH- Garbage Service	223.56	1.91	1,373.50	1.83
TAH- Landscape	0.00	0.00	0.00	0.00
TAH- Property Maintenance	2,791.29	23.86	2,791.29	3.73
TAH- Cable	1,691.71	14.46	22,198.55	29.65
TAH- Snow Removal	0.00	0.00	8,434.00	11.26
TAH- Insurance	1,677.00	14.33	9,834.00	13.13
TAH- Electricity	338.68	2.89	3,016.96	4.03
TAH- Taxes & Licensing	0.00	0.00	435.25	0.58
TAH- Common Area Cleaning	0.00	0.00	5,435.40	7.26
TAH- Elevator	0.00	0.00	2,596.94	3.47
TAH- Water	611.37	5.23	7,596.98	10.15
TAH- Internet	0.00	0.00	12,545.62	16.76
TAH- Terrace Level Upkeep	1,564.65	13.37	1,564.65	2.09
TAH- Window Washing	2,580.00	22.05	2,580.00	3.45
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	71.40	0.61	1,725.60	2.30
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	2.38
TAH- Legal Fees	0.00	0.00	442.50	0.59
<b>Total Terrace at Holiday</b>	<b>11,993.27</b>	<b>102.51</b>	<b>88,179.34</b>	<b>117.77</b>
<b>Property Management</b>				
Management Fee	695.00	5.94	4,170.00	5.57

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	695.00	5.94	4,170.00	5.57
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	0.00	0.00
Total Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	12,688.27	108.45	92,349.34	123.34
NOI - Net Operating Income	-988.27	-8.45	-17,474.34	-23.34
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,257.31	11.03
Total Other Income	0.00	0.00	8,257.31	11.03
Net Other Income	0.00	0.00	8,257.31	11.03
Total Income	11,700.00	100.00	83,132.31	111.03
Total Expense	12,688.27	108.45	92,349.34	123.34
Net Income	-988.27	-8.45	-9,217.03	-12.31