

**Balance Sheet**

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

**As of:** 07/31/2023

**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	2,369.68
Savings/Reserve Account	31,149.76
<b>Total Cash</b>	<b>33,519.44</b>
<b>TOTAL ASSETS</b>	<b>33,519.44</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,900.00
<b>Total Liabilities</b>	<b>3,900.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	-7,409.93
Calculated Prior Years Retained Earnings	-37,480.21
<b>Total Capital</b>	<b>29,619.44</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>33,519.44</b>

# Income Statement

Welch Randall

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

As of: Jul 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	12,300.00	99.60	84,000.00	96.30
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,125.00	3.58
Late Fee	50.00	0.40	100.00	0.11
<b>Total Operating Income</b>	<b>12,350.00</b>	<b>100.00</b>	<b>87,225.00</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	818.00	6.62	4,542.00	5.21
TAH- Gas Service	49.91	0.40	150.01	0.17
TAH- Garbage Service	0.00	0.00	1,373.50	1.57
TAH- Landscape	665.00	5.38	665.00	0.76
TAH- Property Maintenance	0.00	0.00	2,791.29	3.20
TAH- Cable	1,691.71	13.70	11,777.37	13.50
TAH- Snow Removal	0.00	0.00	8,434.00	9.67
TAH- Insurance	1,677.00	13.58	11,511.00	13.20
TAH- Electricity	315.81	2.56	3,332.77	3.82
TAH- Taxes & Licensing	97.00	0.79	532.25	0.61
TAH- Common Area Cleaning	700.00	5.67	6,135.40	7.03
TAH- Elevator	0.00	0.00	2,596.94	2.98
TAH- Water	2,312.07	18.72	9,909.05	11.36
TAH- Internet	1,365.00	11.05	13,910.62	15.95
TAH- Terrace Level Upkeep	0.00	0.00	1,564.65	1.79
TAH- Window Washing	0.00	0.00	2,580.00	2.96
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	156.40	1.27	1,882.00	2.16
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	2.05
TAH- Legal Fees	0.00	0.00	442.50	0.51
TAH- Heat Tape	0.00	0.00	12,112.89	13.89
<b>Total Terrace at Holiday</b>	<b>9,847.90</b>	<b>79.74</b>	<b>98,027.24</b>	<b>112.38</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Property Management</b>				
Management Fee	695.00	5.63	4,865.00	5.58
<b>Total Property Management</b>	<b>695.00</b>	<b>5.63</b>	<b>4,865.00</b>	<b>5.58</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>10,542.90</b>	<b>85.37</b>	<b>102,892.24</b>	<b>117.96</b>
<b>NOI - Net Operating Income</b>	<b>1,807.10</b>	<b>14.63</b>	<b>-15,667.24</b>	<b>-17.96</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	8,257.31	9.47
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>8,257.31</b>	<b>9.47</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>8,257.31</b>	<b>9.47</b>
Total Income	12,350.00	100.00	95,482.31	109.47
Total Expense	10,542.90	85.37	102,892.24	117.96
<b>Net Income</b>	<b>1,807.10</b>	<b>14.63</b>	<b>-7,409.93</b>	<b>-8.50</b>