

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,163.84
Savings/Reserve Account	23,009.76
Total Cash	24,173.60
TOTAL ASSETS	24,173.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,960.00
Total Liabilities	3,960.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-16,815.77
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	20,213.60
TOTAL LIABILITIES & CAPITAL	24,173.60

Income Statement

Welch Randall

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

As of: Aug 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	78.30	96,000.00	93.61
HOA Reinvestment Fee / Transfer Fee	3,325.00	21.70	6,450.00	6.29
Late Fee	0.00	0.00	100.00	0.10
Total Operating Income	15,325.00	100.00	102,550.00	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	880.00	5.74	5,422.00	5.29
TAH- Gas Service	35.66	0.23	185.67	0.18
TAH- Garbage Service	444.65	2.90	1,818.15	1.77
TAH- Pest Control	70.00	0.46	70.00	0.07
TAH- Landscape	1,807.67	11.80	2,472.67	2.41
TAH- Property Maintenance	1,531.36	9.99	4,703.05	4.59
TAH- Cable	1,691.71	11.04	13,469.08	13.13
TAH- Snow Removal	0.00	0.00	8,434.00	8.22
TAH- Insurance	1,677.00	10.94	13,188.00	12.86
TAH- Electricity	319.67	2.09	3,652.44	3.56
TAH- Taxes & Licensing	0.00	0.00	532.25	0.52
TAH- Common Area Cleaning	0.00	0.00	5,755.00	5.61
TAH- Elevator	1,726.81	11.27	4,323.75	4.22
TAH- Water	0.00	0.00	9,909.05	9.66
TAH- Internet	5,711.31	37.27	19,621.93	19.13
TAH- Terrace Level Upkeep	0.00	0.00	1,564.65	1.53
TAH- Window Washing	0.00	0.00	2,580.00	2.52
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	0.00	0.00	1,882.00	1.84
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	1.74
TAH- Legal Fees	0.00	0.00	442.50	0.43
TAH- Heat Tape	8,140.00	53.12	20,252.89	19.75
Total Terrace at Holiday	24,035.84	156.84	122,063.08	119.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	695.00	4.54	5,560.00	5.42
Total Property Management	695.00	4.54	5,560.00	5.42
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	24,730.84	161.38	127,623.08	124.45
NOI - Net Operating Income	-9,405.84	-61.38	-25,073.08	-24.45
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,257.31	8.05
Total Other Income	0.00	0.00	8,257.31	8.05
Net Other Income	0.00	0.00	8,257.31	8.05
Total Income	15,325.00	100.00	110,807.31	108.05
Total Expense	24,730.84	161.38	127,623.08	124.45
Net Income	-9,405.84	-61.38	-16,815.77	-16.40