

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,005.93
Savings/Reserve Account	23,009.76
Total Cash	26,015.69
TOTAL ASSETS	26,015.69
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,776.00
Total Liabilities	3,776.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-14,789.68
Calculated Prior Years Retained Earnings	-37,480.21
Total Capital	22,239.69
TOTAL LIABILITIES & CAPITAL	26,015.69

Income Statement

Welch Randall

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

As of: Sep 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	11,700.00	100.00	107,700.00	94.27
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,450.00	5.65
Late Fee	0.00	0.00	100.00	0.09
Total Operating Income	11,700.00	100.00	114,250.00	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	5,422.00	4.75
TAH- Gas Service	8.79	0.08	194.46	0.17
TAH- Garbage Service	226.14	1.93	2,044.29	1.79
TAH- Pest Control	0.00	0.00	70.00	0.06
TAH- Landscape	270.00	2.31	2,742.67	2.40
TAH- Property Maintenance	189.97	1.62	4,893.02	4.28
TAH- Cable	1,691.71	14.46	15,160.79	13.27
TAH- Snow Removal	0.00	0.00	8,434.00	7.38
TAH- Insurance	0.00	0.00	13,188.00	11.54
TAH- Electricity	306.78	2.62	3,959.22	3.47
TAH- Taxes & Licensing	0.00	0.00	532.25	0.47
TAH- Common Area Cleaning	1,570.00	13.42	7,325.00	6.41
TAH- Elevator	0.00	0.00	4,323.75	3.78
TAH- Water	1,794.00	15.33	11,703.05	10.24
TAH- Internet	2,730.00	23.33	22,351.93	19.56
TAH- Terrace Level Upkeep	120.12	1.03	1,684.77	1.47
TAH- Window Washing	0.00	0.00	2,580.00	2.26
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	71.40	0.61	1,953.40	1.71
TAH- Walkway Repairs	0.00	0.00	0.00	0.00
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	1.56
TAH- Legal Fees	0.00	0.00	442.50	0.39
TAH- Heat Tape	0.00	0.00	20,252.89	17.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Terrace at Holiday	8,978.91	76.74	131,041.99	114.70
Property Management				
Management Fee	695.00	5.94	6,255.00	5.47
Total Property Management	695.00	5.94	6,255.00	5.47
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	9,673.91	82.68	137,296.99	120.17
NOI - Net Operating Income	2,026.09	17.32	-23,046.99	-20.17
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,257.31	7.23
Total Other Income	0.00	0.00	8,257.31	7.23
Net Other Income	0.00	0.00	8,257.31	7.23
Total Income	11,700.00	100.00	122,507.31	107.23
Total Expense	9,673.91	82.68	137,296.99	120.17
Net Income	2,026.09	17.32	-14,789.68	-12.95