

## Balance Sheet

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

As of: 10/31/2023

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	5,797.62
Savings/Reserve Account	17,179.76
<b>Total Cash</b>	<b>22,977.38</b>
<b>TOTAL ASSETS</b>	<b>22,977.38</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,565.00
<b>Total Liabilities</b>	<b>3,565.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	-17,616.99
Calculated Prior Years Retained Earnings	-37,480.21
<b>Total Capital</b>	<b>19,412.38</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>22,977.38</b>

# Income Statement

Welch Randall

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

As of: Oct 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	13,573.00	100.00	121,573.00	94.89
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,450.00	5.03
Late Fee	0.00	0.00	100.00	0.08
<b>Total Operating Income</b>	<b>13,573.00</b>	<b>100.00</b>	<b>128,123.00</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	1,087.00	8.01	1,087.00	0.85
TAH- Gate Maintenance	1,211.00	8.92	6,633.00	5.18
TAH- Gas Service	22.10	0.16	216.56	0.17
TAH- Garbage Service	231.19	1.70	2,275.48	1.78
TAH- Pest Control	0.00	0.00	70.00	0.05
TAH- Landscape	170.00	1.25	2,912.67	2.27
TAH- Property Maintenance	0.00	0.00	4,893.02	3.82
TAH- Cable	1,691.71	12.46	16,852.50	13.15
TAH- Snow Removal	0.00	0.00	8,434.00	6.58
TAH- Insurance	0.00	0.00	13,188.00	10.29
TAH- Electricity	656.94	4.84	4,616.16	3.60
TAH- Taxes & Licensing	0.00	0.00	532.25	0.42
TAH- Common Area Cleaning	700.00	5.16	8,025.00	6.26
TAH- Elevator	7,332.50	54.02	11,656.25	9.10
TAH- Water	725.27	5.34	12,428.32	9.70
TAH- Internet	1,365.00	10.06	23,716.93	18.51
TAH- Terrace Level Upkeep	72.60	0.53	1,757.37	1.37
TAH- Window Washing	0.00	0.00	2,580.00	2.01
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	0.00	0.00	1,953.40	1.52
TAH- Walkway Repairs	0.00	0.00	0.00	0.00
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	1.39
TAH- Legal Fees	0.00	0.00	442.50	0.35
TAH- Heat Tape	0.00	0.00	20,252.89	15.81

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
TAH- Building Maintenance	740.00	5.45	740.00	0.58
<b>Total Terrace at Holiday</b>	<b>16,005.31</b>	<b>117.92</b>	<b>147,047.30</b>	<b>114.77</b>
<b>Property Management</b>				
Management Fee	695.00	5.12	6,950.00	5.42
<b>Total Property Management</b>	<b>695.00</b>	<b>5.12</b>	<b>6,950.00</b>	<b>5.42</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>16,700.31</b>	<b>123.04</b>	<b>153,997.30</b>	<b>120.19</b>
<b>NOI - Net Operating Income</b>	<b>-3,127.31</b>	<b>-23.04</b>	<b>-25,874.30</b>	<b>-20.19</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	8,257.31	6.44
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>8,257.31</b>	<b>6.44</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>8,257.31</b>	<b>6.44</b>
Total Income	13,573.00	100.00	136,380.31	106.44
Total Expense	16,700.31	123.04	153,997.30	120.19
<b>Net Income</b>	<b>-3,127.31</b>	<b>-23.04</b>	<b>-17,616.99</b>	<b>-13.75</b>