

## Balance Sheet

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

As of: 11/30/2023

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	3,523.69
Savings/Reserve Account	18,537.06
<b>Total Cash</b>	<b>22,060.75</b>
<b>TOTAL ASSETS</b>	<b>22,060.75</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,436.00
<b>Total Liabilities</b>	<b>4,436.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	-19,404.62
Calculated Prior Years Retained Earnings	-37,480.21
<b>Total Capital</b>	<b>17,624.75</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>22,060.75</b>

# Income Statement

Welch Randall

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

As of: Nov 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	12,424.00	100.00	133,997.00	95.34
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,450.00	4.59
Late Fee	0.00	0.00	100.00	0.07
<b>Total Operating Income</b>	<b>12,424.00</b>	<b>100.00</b>	<b>140,547.00</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	1,087.00	0.77
TAH- Gate Maintenance	248.00	2.00	6,881.00	4.90
TAH- Gas Service	48.74	0.39	265.30	0.19
TAH- Garbage Service	231.56	1.86	2,507.04	1.78
TAH- Pest Control	0.00	0.00	70.00	0.05
TAH- Landscape	0.00	0.00	2,912.67	2.07
TAH- Property Maintenance	1,600.00	12.88	7,233.02	5.15
TAH- Cable	1,691.71	13.62	18,544.21	13.19
TAH- Snow Removal	0.00	0.00	8,434.00	6.00
TAH- Insurance	3,850.00	30.99	17,038.00	12.12
TAH- Electricity	310.99	2.50	4,927.15	3.51
TAH- Taxes & Licensing	0.00	0.00	532.25	0.38
TAH- Common Area Cleaning	787.50	6.34	8,812.50	6.27
TAH- Elevator	1,517.73	12.22	13,173.98	9.37
TAH- Water	1,794.00	14.44	14,222.32	10.12
TAH- Internet	1,365.00	10.99	25,081.93	17.85
TAH- Terrace Level Upkeep	0.00	0.00	1,757.37	1.25
TAH- Window Washing	0.00	0.00	2,580.00	1.84
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	71.40	0.57	2,024.80	1.44
TAH- Walkway Repairs	0.00	0.00	0.00	0.00
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	1.27
TAH- Legal Fees	0.00	0.00	442.50	0.31
TAH- Heat Tape	0.00	0.00	20,252.89	14.41

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Terrace at Holiday</b>	13,516.63	108.79	160,563.93	114.24
<b>Property Management</b>				
Management Fee	695.00	5.59	7,645.00	5.44
<b>Total Property Management</b>	695.00	5.59	7,645.00	5.44
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	0.00	0.00	0.00	0.00
<b>Total Real Estate</b>	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	14,211.63	114.39	168,208.93	119.68
<b>NOI - Net Operating Income</b>	-1,787.63	-14.39	-27,661.93	-19.68
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	8,257.31	5.88
<b>Total Other Income</b>	0.00	0.00	8,257.31	5.88
<b>Net Other Income</b>	0.00	0.00	8,257.31	5.88
<b>Total Income</b>	12,424.00	100.00	148,804.31	105.88
<b>Total Expense</b>	14,211.63	114.39	168,208.93	119.68
<b>Net Income</b>	-1,787.63	-14.39	-19,404.62	-13.81