

## Balance Sheet

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

As of: 12/31/2023

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	4,530.12
Savings/Reserve Account	19,779.46
<b>Total Cash</b>	<b>24,309.58</b>
<b>TOTAL ASSETS</b>	<b>24,309.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,464.00
<b>Total Liabilities</b>	<b>4,464.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	-17,183.79
Calculated Prior Years Retained Earnings	-37,480.21
<b>Total Capital</b>	<b>19,845.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>24,309.58</b>

## Income Statement

Welch Randall

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

As of: Dec 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	13,497.00	100.00	147,494.00	95.75
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	6,450.00	4.19
Late Fee	0.00	0.00	100.00	0.06
<b>Total Operating Income</b>	<b>13,497.00</b>	<b>100.00</b>	<b>154,044.00</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	0.71
TAH- Gate Maintenance	951.62	7.05	7,832.62	5.08
TAH- Gas Service	77.25	0.57	342.55	0.22
TAH- Garbage Service	227.75	1.69	2,734.79	1.78
TAH- Pest Control	0.00	0.00	70.00	0.05
TAH- Landscape	1,090.00	8.08	4,002.67	2.60
TAH- Property Maintenance	165.00	1.22	7,398.02	4.80
TAH- Cable	1,691.71	12.53	20,235.92	13.14
TAH- Snow Removal	0.00	0.00	8,434.00	5.48
TAH- Insurance	2,203.00	16.32	19,241.00	12.49
TAH- Electricity	348.06	2.58	5,275.21	3.42
TAH- Taxes & Licensing	0.00	0.00	532.25	0.35
TAH- Common Area Cleaning	1,682.50	12.47	10,495.00	6.81
TAH- Elevator	-332.50	-2.46	12,841.48	8.34
TAH- Water	0.00	0.00	14,222.32	9.23
TAH- Internet	1,365.00	10.11	26,446.93	17.17
TAH- Terrace Level Upkeep	226.87	1.68	1,984.24	1.29
TAH- Window Washing	0.00	0.00	2,580.00	1.67
TAH- Roofing	0.00	0.00	0.00	0.00
TAH- Fire/Security	884.91	6.56	2,909.71	1.89
TAH- Walkway Repairs	0.00	0.00	0.00	0.00
TAH- Rain Gutter Maintenance	0.00	0.00	1,784.00	1.16
TAH- Legal Fees	0.00	0.00	442.50	0.29
TAH- Heat Tape	0.00	0.00	20,252.89	13.15

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Terrace at Holiday</b>	10,581.17	78.40	171,145.10	111.10
<b>Property Management</b>				
Management Fee	695.00	5.15	8,340.00	5.41
<b>Total Property Management</b>	695.00	5.15	8,340.00	5.41
<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>	11,276.17	83.55	179,485.10	116.52
<b>NOI - Net Operating Income</b>	2,220.83	16.45	-25,441.10	-16.52
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	8,257.31	5.36
<b>Total Other Income</b>	0.00	0.00	8,257.31	5.36
<b>Net Other Income</b>	0.00	0.00	8,257.31	5.36
<b>Total Income</b>	13,497.00	100.00	162,301.31	105.36
<b>Total Expense</b>	11,276.17	83.55	179,485.10	116.52
<b>Net Income</b>	2,220.83	16.45	-17,183.79	-11.16