

## Balance Sheet

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

As of: 02/29/2024

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	2,448.86
Savings/Reserve Account	22,468.06
<b>Total Cash</b>	<b>24,916.92</b>
<b>TOTAL ASSETS</b>	<b>24,916.92</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,840.00
<b>Total Liabilities</b>	<b>3,840.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	1,231.34
Calculated Prior Years Retained Earnings	-54,664.00
<b>Total Capital</b>	<b>21,076.92</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>24,916.92</b>

# Income Statement

Welch Randall

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

As of: Feb 2024

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	13,230.00	100.00	26,619.00	90.83
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,687.50	9.17
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>13,230.00</b>	<b>100.00</b>	<b>29,306.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Terrace at Holiday</b>				
TAH- Gate Maintenance	1,047.00	7.91	1,047.00	3.57
TAH- Gas Service	33.47	0.25	52.68	0.18
TAH- Garbage Service	230.60	1.74	464.95	1.59
TAH- Property Maintenance	2,346.69	17.74	2,696.69	9.20
TAH- Cable	1,783.77	13.48	5,259.25	17.95
TAH- Snow Removal	2,635.00	19.92	2,635.00	8.99
TAH- Insurance	3,185.00	24.07	5,388.00	18.38
TAH- Electricity	536.94	4.06	1,051.12	3.59
TAH- Taxes & Licensing	97.50	0.74	97.50	0.33
TAH- Common Area Cleaning	840.00	6.35	840.00	2.87
TAH- Elevator	0.00	0.00	1,585.44	5.41
TAH- Water	0.00	0.00	2,506.53	8.55
TAH- Internet	0.00	0.00	1,365.00	4.66
TAH- Fire/Security	0.00	0.00	916.00	3.13
TAH- Rain Gutter Maintenance	0.00	0.00	0.00	0.00
TAH- Legal Fees	780.00	5.90	780.00	2.66
<b>Total Terrace at Holiday</b>	<b>13,515.97</b>	<b>102.16</b>	<b>26,685.16</b>	<b>91.06</b>
<b>Property Management</b>				
Management Fee	695.00	5.25	1,390.00	4.74
<b>Total Property Management</b>	<b>695.00</b>	<b>5.25</b>	<b>1,390.00</b>	<b>4.74</b>
<b>Total Operating Expense</b>	<b>14,210.97</b>	<b>107.41</b>	<b>28,075.16</b>	<b>95.80</b>
<b>NOI - Net Operating Income</b>	<b>-980.97</b>	<b>-7.41</b>	<b>1,231.34</b>	<b>4.20</b>
<b>Total Income</b>	<b>13,230.00</b>	<b>100.00</b>	<b>29,306.50</b>	<b>100.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	14,210.97	107.41	28,075.16	95.80
Net Income	<u>-980.97</u>	<u>-7.41</u>	<u>1,231.34</u>	<u>4.20</u>