

# Balance Sheet

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

As of: 05/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	30,628.45
Savings/Reserve Account	52,475.05
<b>Total Cash</b>	<b>83,103.50</b>
<b>TOTAL ASSETS</b>	<b>83,103.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,511.50
<b>Total Liabilities</b>	<b>4,511.50</b>
<b>Capital</b>	
Retained Earnings	74,409.58
Calculated Retained Earnings	4,182.42
<b>Total Capital</b>	<b>78,592.00</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>83,103.50</b>

# Income Statement

Welch Randall

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

As of: May 2021

Accounting Basis: Cash

Level of Detail: Detail View

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>				
Other Cash	0.00	0.00	410.50	0.74
Association Dues	11,640.00	80.75	45,426.34	81.55
HOA Reinvestment Fee / Transfer Fee	2,675.00	18.56	9,749.50	17.50
NSF Fees Collected	0.00	0.00	20.00	0.04
Late Fee	100.00	0.69	100.00	0.18
<b>Total Operating Income</b>	<b>14,415.00</b>	<b>100.00</b>	<b>55,706.34</b>	<b>100.00</b>
<b>Expense</b>				
<b>Terrace at Holiday</b>				
TAH- Phone	0.34	0.00	46.12	0.08
TAH- Gate Maintenance	405.00	2.81	1,795.00	3.22
TAH- Gas Service	28.93	0.20	92.64	0.17
TAH- Garbage Service	205.25	1.42	615.75	1.11
TAH- Pest Control	0.00	0.00	1,250.00	2.24
TAH- Landscape	391.00	2.71	391.00	0.70
TAH- Property Maintenance	3,152.42	21.87	7,848.12	14.09
TAH- Cable	1,554.44	10.78	7,772.20	13.95
TAH- Snow Removal	6,728.00	46.67	6,728.00	12.08
TAH- Insurance	7,709.52	53.48	10,731.29	19.26
TAH- Electricity	308.72	2.14	1,291.32	2.32
TAH- Taxes & Licensing	390.00	2.71	410.00	0.74
TAH- Common Area Cleaning	2,395.25	16.62	4,712.75	8.46
TAH- Elevator	1,216.00	8.44	2,432.00	4.37
TAH- Water	1,598.64	11.09	2,032.73	3.65
<b>Total Terrace at Holiday</b>	<b>26,083.51</b>	<b>180.95</b>	<b>48,148.92</b>	<b>86.43</b>
<b>Property Management</b>				
Management Fee	695.00	4.82	2,780.00	4.99
<b>Total Property Management</b>	<b>695.00</b>	<b>4.82</b>	<b>2,780.00</b>	<b>4.99</b>
Start Up Fee Expense	0.00	0.00	595.00	1.07
<b>Total Operating Expense</b>	<b>26,778.51</b>	<b>185.77</b>	<b>51,523.92</b>	<b>92.49</b>
<b>NOI - Net Operating Income</b>	<b>-12,363.51</b>	<b>-85.77</b>	<b>4,182.42</b>	<b>7.51</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	14,415.00	100.00	55,706.34	100.00
Total Expense	26,778.51	185.77	51,523.92	92.49
Net Income	<u>-12,363.51</u>	<u>-85.77</u>	<u>4,182.42</u>	<u>7.51</u>