

Balance Sheet

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

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,138.47
Savings/Reserve Account	57,101.05
Total Cash	73,239.52
TOTAL ASSETS	73,239.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,851.50
Total Liabilities	3,851.50
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-5,121.56
Total Capital	69,388.02
TOTAL LIABILITIES & CAPITAL	73,239.52

Income Statement

Welch Randall

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

As of: Sep 2021

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
Operating Income & Expense				
Income				
Other Cash	0.00	0.00	410.50	0.37
Association Dues	11,940.00	78.86	91,986.34	82.10
HOA Reinvestment Fee / Transfer Fee	3,150.00	20.81	19,374.50	17.29
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	50.00	0.33	250.00	0.22
Total Operating Income	15,140.00	100.00	112,041.34	100.00
Expense				
Terrace at Holiday				
TAH- Phone	41.49	0.27	209.99	0.19
TAH- Gate Maintenance	1,435.00	9.48	8,063.50	7.20
TAH- Gas Service	15.26	0.10	245.71	0.22
TAH- Garbage Service	205.25	1.36	1,436.75	1.28
TAH- Pest Control	0.00	0.00	1,250.00	1.12
TAH- Landscape	782.00	5.17	2,776.62	2.48
TAH- Property Maintenance	2,984.62	19.71	14,839.64	13.24
TAH- Cable	1,554.44	10.27	13,989.96	12.49
TAH- Snow Removal	0.00	0.00	6,728.00	6.00
TAH- Insurance	2,012.42	13.29	24,148.63	21.55
TAH- Electricity	0.00	0.00	2,535.34	2.26
TAH- Taxes & Licensing	0.00	0.00	410.00	0.37
TAH- Common Area Cleaning	866.00	5.72	8,176.75	7.30
TAH- Elevator	0.00	0.00	3,667.95	3.27
TAH- Water	1,482.00	9.79	5,497.84	4.91
TAH- Internet	4,268.31	28.19	12,781.50	11.41
TAH- Terrace Level Upkeep	0.00	0.00	4,249.72	3.79
Total Terrace at Holiday	15,646.79	103.35	111,007.90	99.08
Property Management				
Management Fee	695.00	4.59	5,560.00	4.96
Total Property Management	695.00	4.59	5,560.00	4.96
Start Up Fee Expense	0.00	0.00	595.00	0.53
Total Operating Expense	16,341.79	107.94	117,162.90	104.57

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-1,201.79	-7.94	-5,121.56	-4.57
Total Income	15,140.00	100.00	112,041.34	100.00
Total Expense	16,341.79	107.94	117,162.90	104.57
Net Income	<u>-1,201.79</u>	<u>-7.94</u>	<u>-5,121.56</u>	<u>-4.57</u>