

Balance Sheet

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

As of: 10/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,834.86
Savings/Reserve Account	58,295.05
Total Cash	74,129.91
TOTAL ASSETS	74,129.91
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,791.50
Total Liabilities	3,791.50
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-4,171.17
Total Capital	70,338.41
TOTAL LIABILITIES & CAPITAL	74,129.91

Income Statement

Welch Randall

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

As of: Oct 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	0.33
Association Dues	11,640.00	100.00	103,626.34	83.78
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	19,374.50	15.66
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	0.00	0.00	250.00	0.20
Total Operating Income	11,640.00	100.00	123,681.34	100.00
Expense				
Terrace at Holiday				
TAH- Phone	81.46	0.70	291.45	0.24
TAH- Gate Maintenance	0.00	0.00	8,063.50	6.52
TAH- Gas Service	32.66	0.28	278.37	0.23
TAH- Garbage Service	205.25	1.76	1,642.00	1.33
TAH- Pest Control	0.00	0.00	1,250.00	1.01
TAH- Landscape	656.68	5.64	3,433.30	2.78
TAH- Property Maintenance	627.78	5.39	14,026.42	11.34
TAH- Cable	1,554.44	13.35	15,544.40	12.57
TAH- Snow Removal	0.00	0.00	6,728.00	5.44
TAH- Insurance	0.00	0.00	24,148.63	19.52
TAH- Electricity	325.94	2.80	2,861.28	2.31
TAH- Taxes & Licensing	39.00	0.34	449.00	0.36
TAH- Common Area Cleaning	866.00	7.44	9,042.75	7.31
TAH- Elevator	19.95	0.17	3,687.90	2.98
TAH- Water	791.31	6.80	6,289.15	5.08
TAH- Internet	0.00	0.00	12,781.50	10.33
TAH- Terrace Level Upkeep	0.00	0.00	4,249.72	3.44
TAH- Plumbing Maintenance	1,468.14	12.61	1,468.14	1.19
TAH- Window Washing	1,885.00	16.19	1,885.00	1.52
TAH- Roofing	1,441.00	12.38	2,882.00	2.33
Total Terrace at Holiday	9,994.61	85.86	121,002.51	97.83
Property Management				
Management Fee	695.00	5.97	6,255.00	5.06
Total Property	695.00	5.97	6,255.00	5.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Start Up Fee Expense	0.00	0.00	595.00	0.48
Total Operating Expense	10,689.61	91.84	127,852.51	103.37
NOI - Net Operating Income	950.39	8.16	-4,171.17	-3.37
Total Income	11,640.00	100.00	123,681.34	100.00
Total Expense	10,689.61	91.84	127,852.51	103.37
Net Income	950.39	8.16	-4,171.17	-3.37