

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,683.45
Savings/Reserve Account	42,552.50
Total Cash	47,235.95
TOTAL ASSETS	47,235.95
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,888.00
Total Liabilities	5,888.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-28,658.20
Calculated Prior Years Retained Earnings	-4,503.43
Total Capital	41,347.95
TOTAL LIABILITIES & CAPITAL	47,235.95

Income Statement

Welch Randall

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

As of: Apr 2026

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				
HOA - Special Assessment	0.00	0.00	383.00	0.70
Association Dues	12,832.00	92.78	53,292.00	97.47
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	998.90	7.22	998.90	1.83
Total Operating Income	13,830.90	100.00	54,673.90	100.00
Expense				
Terrace at Holiday				
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	1,449.31	10.48	9,543.09	17.45
TAH- Gas Service	8.49	0.06	31.89	0.06
TAH- Garbage Service	1,052.00	7.61	1,797.31	3.29
TAH- Landscape	346.77	2.51	346.77	0.63
TAH- Property Maintenance	6,722.62	48.61	11,561.62	21.15
TAH- Cable	1,929.12	13.95	7,716.48	14.11
TAH- Snow Removal	735.00	5.31	735.00	1.34
TAH- Insurance	3,445.00	24.91	22,761.90	41.63
TAH- Electricity	525.47	3.80	2,054.65	3.76
TAH- Taxes & Licensing	414.00	2.99	509.00	0.93
TAH- Common Area Cleaning	0.00	0.00	787.50	1.44
TAH- Elevator	1,875.34	13.56	2,665.98	4.88
TAH- Water	1,000.50	7.23	6,445.02	11.79
TAH- Internet	1,415.70	10.24	5,662.80	10.36
TAH- Terrace Level Upkeep	0.00	0.00	0.00	0.00
TAH- Plumbing Maintenance	0.00	0.00	1,220.00	2.23
TAH- Fire/Security	5,156.76	37.28	5,156.76	9.43
TAH- Building Maintenance	700.00	5.06	1,488.50	2.72
Total Terrace at Holiday	26,776.08	193.60	80,484.27	147.21
Property Management				
Management Fee	729.72	5.28	2,849.44	5.21
Total Property Management	729.72	5.28	2,849.44	5.21

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	27,505.80	198.87	83,333.71	152.42
NOI - Net Operating Income	-13,674.90	-98.87	-28,659.81	-52.42
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.38	0.00	1.61	0.00
Total Other Income	0.38	0.00	1.61	0.00
Net Other Income	0.38	0.00	1.61	0.00
Total Income	13,831.28	100.00	54,675.51	100.00
Total Expense	27,505.80	198.87	83,333.71	152.42
Net Income	-13,674.52	-98.87	-28,658.20	-52.42