

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	8,546.45
Savings/Reserve Account	33,808.38
Total Cash	42,354.83
TOTAL ASSETS	42,354.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,596.00
Total Liabilities	5,596.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-33,247.32
Calculated Prior Years Retained Earnings	-4,503.43
Total Capital	36,758.83
TOTAL LIABILITIES & CAPITAL	42,354.83

Income Statement

Welch Randall LLC

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

As of: Aug 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	0.34
Association Dues	13,866.00	81.37	109,706.00	96.01
HOA Reinvestment Fee / Transfer Fee	3,175.00	18.63	3,175.00	2.78
Miscellaneous Income	0.00	0.00	998.90	0.87
Total Operating Income	17,041.00	100.00	114,262.90	100.00
Expense				
Terrace at Holiday				
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	785.00	4.61	10,518.09	9.21
TAH- Gas Service	9.32	0.05	80.25	0.07
TAH- Garbage Service	268.06	1.57	3,678.15	3.22
TAH- Landscape	440.00	2.58	2,833.82	2.48
TAH- Property Maintenance	900.00	5.28	18,596.51	16.28
TAH- Cable	3,972.78	23.31	17,553.33	15.36
TAH- Snow Removal	0.00	0.00	735.00	0.64
TAH- Insurance	3,443.00	20.20	36,539.90	31.98
TAH- Electricity	384.66	2.26	3,508.29	3.07
TAH- Taxes & Licensing	0.00	0.00	723.00	0.63
TAH- Common Area Cleaning	0.00	0.00	787.50	0.69
TAH- Elevator	0.00	0.00	7,427.62	6.50
TAH- Water	0.00	0.00	12,226.60	10.70
TAH- Internet	1,466.79	8.61	11,478.87	10.05
TAH- Terrace Level Upkeep	0.00	0.00	0.00	0.00
TAH- Plumbing Maintenance	0.00	0.00	1,220.00	1.07
TAH- Window Washing	0.00	0.00	1,020.00	0.89
TAH- Fire/Security	0.00	0.00	7,199.38	6.30
TAH- Rain Gutter Maintenance	1,500.00	8.80	1,500.00	1.31
TAH- Building Maintenance	900.00	5.28	4,118.28	3.60
TAH- Asphalt Resurfacing	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Terrace at Holiday	14,069.61	82.56	141,744.59	124.05
Property Management				
Management Fee	729.72	4.28	5,768.32	5.05
Total Property Management	729.72	4.28	5,768.32	5.05
Total Operating Expense	14,799.33	86.85	147,512.91	129.10
NOI - Net Operating Income	2,241.67	13.15	-33,250.01	-29.10
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.26	0.00	2.69	0.00
Total Other Income	0.26	0.00	2.69	0.00
Net Other Income	0.26	0.00	2.69	0.00
Total Income	17,041.26	100.00	114,265.59	100.00
Total Expense	14,799.33	86.85	147,512.91	129.10
Net Income	2,241.93	13.16	-33,247.32	-29.10