

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,474.98
Savings/Reserve Account	32,405.92
Total Cash	39,880.90
TOTAL ASSETS	39,880.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,364.00
Total Liabilities	5,364.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-35,489.25
Calculated Prior Years Retained Earnings	-4,503.43
Total Capital	34,516.90
TOTAL LIABILITIES & CAPITAL	39,880.90

Income Statement

Welch Randall LLC

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

As of: Jul 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	0.39
Association Dues	14,022.00	100.00	95,840.00	98.58
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	998.90	1.03
Total Operating Income	14,022.00	100.00	97,221.90	100.00
Expense				
Terrace at Holiday				
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	0.00	0.00	9,733.09	10.01
TAH- Gas Service	10.24	0.07	70.93	0.07
TAH- Garbage Service	272.48	1.94	3,410.09	3.51
TAH- Landscape	599.00	4.27	2,393.82	2.46
TAH- Property Maintenance	0.00	0.00	17,696.51	18.20
TAH- Cable	2,005.83	14.30	13,580.55	13.97
TAH- Snow Removal	0.00	0.00	735.00	0.76
TAH- Insurance	3,445.00	24.57	33,096.90	34.04
TAH- Electricity	384.11	2.74	3,123.63	3.21
TAH- Taxes & Licensing	0.00	0.00	723.00	0.74
TAH- Common Area Cleaning	0.00	0.00	787.50	0.81
TAH- Elevator	-874.36	-6.24	7,427.62	7.64
TAH- Water	3,441.58	24.54	12,226.60	12.58
TAH- Internet	1,466.79	10.46	10,012.08	10.30
TAH- Terrace Level Upkeep	0.00	0.00	0.00	0.00
TAH- Plumbing Maintenance	0.00	0.00	1,220.00	1.25
TAH- Window Washing	0.00	0.00	1,020.00	1.05
TAH- Fire/Security	0.00	0.00	7,199.38	7.41
TAH- Building Maintenance	900.00	6.42	3,218.28	3.31
TAH- Asphalt Resurfacing	0.00	0.00	0.00	0.00
Total Terrace at Holiday	11,650.67	83.09	127,674.98	131.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	729.72	5.20	5,038.60	5.18
Total Property Management	<u>729.72</u>	<u>5.20</u>	<u>5,038.60</u>	<u>5.18</u>
Total Operating Expense	<u>12,380.39</u>	<u>88.29</u>	<u>132,713.58</u>	<u>136.51</u>
NOI - Net Operating Income	<u>1,641.61</u>	<u>11.71</u>	<u>-35,491.68</u>	<u>-36.51</u>
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.28	0.00	2.43	0.00
Total Other Income	<u>0.28</u>	<u>0.00</u>	<u>2.43</u>	<u>0.00</u>
Net Other Income	<u>0.28</u>	<u>0.00</u>	<u>2.43</u>	<u>0.00</u>
Total Income	14,022.28	100.00	97,224.33	100.00
Total Expense	12,380.39	88.29	132,713.58	136.51
Net Income	<u><u>1,641.89</u></u>	<u><u>11.71</u></u>	<u><u>-35,489.25</u></u>	<u><u>-36.50</u></u>