

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	5,829.27
Savings/Reserve Account	30,983.74
Total Cash	36,813.01
TOTAL ASSETS	36,813.01
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,938.00
Total Liabilities	3,938.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-37,131.14
Calculated Prior Years Retained Earnings	-4,503.43
Total Capital	32,875.01
TOTAL LIABILITIES & CAPITAL	36,813.01

Income Statement

Welch Randall LLC

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

As of: Jun 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	0.46
Association Dues	14,219.00	100.00	81,818.00	98.34
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	998.90	1.20
Total Operating Income	14,219.00	100.00	83,199.90	100.00
Expense				
Terrace at Holiday				
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	190.00	1.34	9,733.09	11.70
TAH- Gas Service	12.12	0.09	60.69	0.07
TAH- Garbage Service	277.47	1.95	3,137.61	3.77
TAH- Landscape	600.00	4.22	1,794.82	2.16
TAH- Property Maintenance	102.89	0.72	17,696.51	21.27
TAH- Cable	1,929.12	13.57	11,574.72	13.91
TAH- Snow Removal	0.00	0.00	735.00	0.88
TAH- Insurance	3,445.00	24.23	29,651.90	35.64
TAH- Electricity	345.46	2.43	2,739.52	3.29
TAH- Taxes & Licensing	0.00	0.00	723.00	0.87
TAH- Common Area Cleaning	0.00	0.00	787.50	0.95
TAH- Elevator	0.00	0.00	8,301.98	9.98
TAH- Water	0.00	0.00	8,785.02	10.56
TAH- Internet	1,466.79	10.32	8,545.29	10.27
TAH- Terrace Level Upkeep	0.00	0.00	0.00	0.00
TAH- Plumbing Maintenance	0.00	0.00	1,220.00	1.47
TAH- Window Washing	150.00	1.05	1,020.00	1.23
TAH- Fire/Security	1,695.12	11.92	7,199.38	8.65
TAH- Building Maintenance	829.78	5.84	2,318.28	2.79
TAH- Asphalt Resurfacing	0.00	0.00	0.00	0.00
Total Terrace at Holiday	11,043.75	77.67	116,024.31	139.45

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	729.72	5.13	4,308.88	5.18
Total Property Management	<u>729.72</u>	<u>5.13</u>	<u>4,308.88</u>	<u>5.18</u>
Total Operating Expense	<u>11,773.47</u>	<u>82.80</u>	<u>120,333.19</u>	<u>144.63</u>
NOI - Net Operating Income	<u>2,445.53</u>	<u>17.20</u>	<u>-37,133.29</u>	<u>-44.63</u>
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.25	0.00	2.15	0.00
Total Other Income	<u>0.25</u>	<u>0.00</u>	<u>2.15</u>	<u>0.00</u>
Net Other Income	<u>0.25</u>	<u>0.00</u>	<u>2.15</u>	<u>0.00</u>
Total Income	<u>14,219.25</u>	<u>100.00</u>	<u>83,202.05</u>	<u>100.00</u>
Total Expense	<u>11,773.47</u>	<u>82.80</u>	<u>120,333.19</u>	<u>144.63</u>
Net Income	<u><u>2,445.78</u></u>	<u><u>17.20</u></u>	<u><u>-37,131.14</u></u>	<u><u>-44.63</u></u>