

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,293.44
Savings/Reserve Account	29,552.79
Total Cash	35,846.23
TOTAL ASSETS	35,846.23
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,253.00
Total Liabilities	6,253.00
Capital	
Retained Earnings	74,509.58
Calculated Retained Earnings	-40,412.92
Calculated Prior Years Retained Earnings	-4,503.43
Total Capital	29,593.23
TOTAL LIABILITIES & CAPITAL	35,846.23

Income Statement

Welch Randall LLC

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

As of: May 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	0.56
Association Dues	13,471.00	100.00	66,763.00	97.97
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	998.90	1.47
Total Operating Income	13,471.00	100.00	68,144.90	100.00
Expense				
Terrace at Holiday				
TAH- Garage Maintenance	0.00	0.00	0.00	0.00
TAH- Gate Maintenance	0.00	0.00	9,543.09	14.00
TAH- Gas Service	16.68	0.12	48.57	0.07
TAH- Garbage Service	1,062.83	7.89	2,860.14	4.20
TAH- Landscape	848.05	6.30	1,194.82	1.75
TAH- Property Maintenance	6,032.00	44.78	17,593.62	25.82
TAH- Cable	1,929.12	14.32	9,645.60	14.15
TAH- Snow Removal	0.00	0.00	735.00	1.08
TAH- Insurance	3,445.00	25.57	26,206.90	38.46
TAH- Electricity	339.41	2.52	2,394.06	3.51
TAH- Taxes & Licensing	214.00	1.59	723.00	1.06
TAH- Common Area Cleaning	0.00	0.00	787.50	1.16
TAH- Elevator	5,636.00	41.84	8,301.98	12.18
TAH- Water	2,340.00	17.37	8,785.02	12.89
TAH- Internet	1,415.70	10.51	7,078.50	10.39
TAH- Terrace Level Upkeep	0.00	0.00	0.00	0.00
TAH- Plumbing Maintenance	0.00	0.00	1,220.00	1.79
TAH- Window Washing	870.00	6.46	870.00	1.28
TAH- Fire/Security	347.50	2.58	5,504.26	8.08
TAH- Building Maintenance	0.00	0.00	1,488.50	2.18
TAH- Asphalt Resurfacing	0.00	0.00	0.00	0.00
Total Terrace at Holiday	24,496.29	181.84	104,980.56	154.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Property Management				
Management Fee	729.72	5.42	3,579.16	5.25
Total Property Management	729.72	5.42	3,579.16	5.25
Total Operating Expense	25,226.01	187.26	108,559.72	159.31
NOI - Net Operating Income	-11,755.01	-87.26	-40,414.82	-59.31
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.29	0.00	1.90	0.00
Total Other Income	0.29	0.00	1.90	0.00
Net Other Income	0.29	0.00	1.90	0.00
Total Income	13,471.29	100.00	68,146.80	100.00
Total Expense	25,226.01	187.26	108,559.72	159.31
Net Income	-11,754.72	-87.26	-40,412.92	-59.30