

## Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	6,212.86
Savings/Reserve Account	25,135.97
<b>Total Cash</b>	<b>31,348.83</b>
<b>TOTAL ASSETS</b>	<b>31,348.83</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,240.00
<b>Total Liabilities</b>	<b>4,240.00</b>
<b>Capital</b>	
Retained Earnings	74,509.58
Calculated Retained Earnings	7,263.25
Calculated Prior Years Retained Earnings	-54,664.00
<b>Total Capital</b>	<b>27,108.83</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>31,348.83</b>

# Income Statement

Welch Randall

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

As of: Apr 2024

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	13,282.00	100.00	53,102.00	95.18
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,687.50	4.82
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>13,282.00</b>	<b>100.00</b>	<b>55,789.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Terrace at Holiday</b>				
TAH- Gate Maintenance	410.27	3.09	1,457.27	2.61
TAH- Gas Service	0.00	0.00	112.52	0.20
TAH- Garbage Service	0.00	0.00	695.55	1.25
TAH- Landscape	775.00	5.83	775.00	1.39
TAH- Property Maintenance	428.99	3.23	3,125.68	5.60
TAH- Cable	3,567.54	26.86	8,826.79	15.82
TAH- Snow Removal	1,395.00	10.50	4,030.00	7.22
TAH- Insurance	2,203.00	16.59	7,591.00	13.61
TAH- Electricity	439.31	3.31	1,996.24	3.58
TAH- Taxes & Licensing	424.00	3.19	521.50	0.93
TAH- Common Area Cleaning	787.50	5.93	1,627.50	2.92
TAH- Elevator	1,585.44	11.94	3,350.88	6.01
TAH- Water	707.01	5.32	5,163.54	9.26
TAH- Internet	4,095.00	30.83	2,351.10	4.21
TAH- Terrace Level Upkeep	668.69	5.03	668.69	1.20
TAH- Fire/Security	142.80	1.08	600.80	1.08
TAH- Rain Gutter Maintenance	485.00	3.65	485.00	0.87
TAH- Legal Fees	1,612.00	12.14	2,392.00	4.29
TAH- Heat Tape	0.00	0.00	0.00	0.00
<b>Total Terrace at Holiday</b>	<b>19,726.55</b>	<b>148.52</b>	<b>45,771.06</b>	<b>82.04</b>
<b>Property Management</b>				
Management Fee	695.00	5.23	2,780.00	4.98
<b>Total Property Management</b>	<b>695.00</b>	<b>5.23</b>	<b>2,780.00</b>	<b>4.98</b>
<b>Total Operating Expense</b>	<b>20,421.55</b>	<b>153.75</b>	<b>48,551.06</b>	<b>87.03</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-7,139.55	-53.75	7,238.44	12.97
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	24.81	0.19	24.81	0.04
<b>Total Other Income</b>	<b>24.81</b>	<b>0.19</b>	<b>24.81</b>	<b>0.04</b>
<b>Net Other Income</b>	<b>24.81</b>	<b>0.19</b>	<b>24.81</b>	<b>0.04</b>
Total Income	13,306.81	100.19	55,814.31	100.04
Total Expense	20,421.55	153.75	48,551.06	87.03
<b>Net Income</b>	<b>-7,114.74</b>	<b>-53.57</b>	<b>7,263.25</b>	<b>13.02</b>