

Balance Sheet

Properties: Chase Creek - Chase Creek Condominiums Salt Lake City, UT 84107

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,719.69
Savings/Reserve Account	97,798.78
Total Cash	107,518.47
TOTAL ASSETS	107,518.47
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,301.00
Total Liabilities	3,301.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	5,712.55
Calculated Prior Years Retained Earnings	70,200.90
Total Capital	104,217.47
TOTAL LIABILITIES & CAPITAL	107,518.47

Income Statement

Welch Randall

Properties: Chase Creek - Chase Creek Condominiums Salt Lake City, UT 84107

As of: May 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
Operating Income & Expense				
Income				
Association Dues	7,022.00	100.00	34,232.00	100.00
Fine & Violation	0.00	0.00	0.00	0.00
Total Operating Income	7,022.00	100.00	34,232.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	3.75	0.05	69.25	0.20
CCA - Electric Service	86.62	1.23	462.68	1.35
CCA - Garbage	268.25	3.82	968.83	2.83
CCA - Insurance	773.90	11.02	3,925.20	11.47
CCA - Legal	0.00	0.00	0.00	0.00
CCA - Repair & Maintenance	0.00	0.00	785.94	2.30
CCA - Snow Removal	0.00	0.00	67.00	0.20
CCA - Tax & License	0.00	0.00	358.00	1.05
CCA - Water & Sewer	2,107.40	30.01	7,714.55	22.54
CCA - Yardcare	1,900.00	27.06	9,788.00	28.59
CCA- Security Protection Agency	0.00	0.00	600.00	1.75
CCA- Recycling Program	214.50	3.05	1,287.00	3.76
Total CCA: Chase Creek	5,354.42	76.25	26,026.45	76.03
Property Management				
Management Fee	495.00	7.05	2,475.00	7.23
Total Property Management	495.00	7.05	2,475.00	7.23
Bank Fees / Interest	0.00	0.00	18.00	0.05
Total Operating Expense	5,849.42	83.30	28,519.45	83.31
NOI - Net Operating Income	1,172.58	16.70	5,712.55	16.69
Total Income	7,022.00	100.00	34,232.00	100.00
Total Expense	5,849.42	83.30	28,519.45	83.31
Net Income	1,172.58	16.70	5,712.55	16.69