

Balance Sheet

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

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,827.43
Savings/Reserve Account	105,260.78
Total Cash	124,088.21
TOTAL ASSETS	124,088.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,880.33
Total Liabilities	2,880.33
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	12,051.82
Calculated Prior Years Retained Earnings	80,852.04
Total Capital	121,207.88
TOTAL LIABILITIES & CAPITAL	124,088.21

Income Statement

Welch Randall

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

As of: Sep 2021

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	6,807.00	100.00	60,654.00	99.88
Interest Income	0.00	0.00	9.40	0.02
Late Fee	0.00	0.00	62.70	0.10
Total Operating Income	6,807.00	100.00	60,726.10	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	45.00	0.07
CCA - Electric Service	76.22	1.12	700.86	1.15
CCA - Garbage	225.00	3.31	2,421.00	3.99
CCA - Insurance	777.29	11.42	8,264.08	13.61
CCA - Legal	0.00	0.00	0.00	0.00
CCA - Repair & Maintenance	0.00	0.00	3,705.92	6.10
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	10.00	0.15	345.00	0.57
CCA - Water & Sewer	2,321.36	34.10	12,876.56	21.20
CCA - Yardcare	499.00	7.33	13,394.00	22.06
CCA- Security Protection Agency	0.00	0.00	1,235.87	2.04
CCA- Recycling Program	198.00	2.91	1,626.99	2.68
CCA- Security Cameras	0.00	0.00	0.00	0.00
Total CCA: Chase Creek	4,106.87	60.33	44,615.28	73.47
Property Management				
Management Fee	450.00	6.61	4,050.00	6.67
Total Property Management	450.00	6.61	4,050.00	6.67
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	9.00	0.01
Total Administrative	0.00	0.00	9.00	0.01
Total Real Estate	0.00	0.00	9.00	0.01
Total Operating Expense	4,556.87	66.94	48,674.28	80.15

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	2,250.13	33.06	12,051.82	19.85
Total Income	6,807.00	100.00	60,726.10	100.00
Total Expense	4,556.87	66.94	48,674.28	80.15
Net Income	<u>2,250.13</u>	<u>33.06</u>	<u>12,051.82</u>	<u>19.85</u>