

Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,923.97
Savings/Reserve Account	108,612.78
Total Cash	110,536.75
TOTAL ASSETS	110,536.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,592.00
Total Liabilities	2,592.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-1,436.48
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	107,944.75
TOTAL LIABILITIES & CAPITAL	110,536.75

Income Statement

Welch Randall

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

As of: Apr 2025

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	27,228.00	100.00
Total Operating Income	6,807.00	100.00	27,228.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	5.00	0.02
CCA - Electric Service	101.06	1.48	435.15	1.60
CCA - Garbage	273.38	4.02	1,092.57	4.01
CCA - Insurance	892.80	13.12	3,093.20	11.36
CCA - Repair & Maintenance	0.00	0.00	4,272.22	15.69
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	358.00	5.26	358.00	1.31
CCA - Water & Sewer	846.64	12.44	6,470.34	23.76
CCA - Yardcare	3,800.00	55.82	9,500.00	34.89
CCA- Security Protection Agency	0.00	0.00	600.00	2.20
CCA- Recycling Program	214.50	3.15	858.00	3.15
Total CCA: Chase Creek	6,486.38	95.29	26,684.48	98.00
Property Management				
Management Fee	495.00	7.27	1,980.00	7.27
Total Property Management	495.00	7.27	1,980.00	7.27
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	6,981.38	102.56	28,664.48	105.28
NOI - Net Operating Income	-174.38	-2.56	-1,436.48	-5.28
Total Income	6,807.00	100.00	27,228.00	100.00
Total Expense	6,981.38	102.56	28,664.48	105.28
Net Income	-174.38	-2.56	-1,436.48	-5.28