

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,443.99
Savings/Reserve Account	52,906.78
Total Cash	86,352.77
TOTAL ASSETS	86,352.77
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,085.00
Total Liabilities	1,085.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-24,113.46
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	85,267.77
TOTAL LIABILITIES & CAPITAL	86,352.77

Income Statement

Welch Randall

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

As of: Aug 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	5,752.00	100.00	56,960.00	100.00
Fine & Violation	0.00	0.00	0.00	0.00
Total Operating Income	5,752.00	100.00	56,960.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	129.00	0.23
CCA - Capital Repairs	0.00	0.00	60,000.00	105.34
CCA - Electric Service	112.91	1.96	871.51	1.53
CCA - Garbage	277.91	4.83	2,192.33	3.85
CCA - Insurance	892.80	15.52	6,876.80	12.07
CCA - Repair & Maintenance	1,160.00	20.17	6,877.22	12.07
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	0.00	0.00	358.00	0.63
CCA - Water & Sewer	1,848.76	32.14	15,538.07	27.28
CCA - Yardcare	1,900.00	33.03	17,724.00	31.12
CCA - Security Protection Agency	0.00	0.00	600.00	1.05
CCA - Recycling Program	214.50	3.73	1,716.00	3.01
Total CCA: Chase Creek	6,406.88	111.39	112,882.93	198.18
Property Management				
Management Fee	495.00	8.61	3,960.00	6.95
Total Property Management	495.00	8.61	3,960.00	6.95
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	6,901.88	119.99	116,842.93	205.13
NOI - Net Operating Income	-1,149.88	-19.99	-59,882.93	-105.13
Other Income & Expense				
Other Income				
Special Assessment	28,662.49	498.30	35,769.47	62.80
Total Other Income	28,662.49	498.30	35,769.47	62.80
Net Other Income	28,662.49	498.30	35,769.47	62.80