

## Balance Sheet

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

As of: 02/28/2025

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                  | 3,066.13          |
| Savings/Reserve Account                  | 107,464.78        |
| <b>Total Cash</b>                        | <b>110,530.91</b> |
| <b>TOTAL ASSETS</b>                      | <b>110,530.91</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 2,802.00          |
| <b>Total Liabilities</b>                 | <b>2,802.00</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 28,304.02         |
| Calculated Retained Earnings             | -1,652.32         |
| Calculated Prior Years Retained Earnings | 81,077.21         |
| <b>Total Capital</b>                     | <b>107,728.91</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>110,530.91</b> |

## Income Statement

Welch Randall

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

As of: Feb 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 |
|---------------------------------------|---------------------|---------------------|----------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                     |                     |                      |                        |
| <b>Income</b>                         |                     |                     |                      |                        |
| Association Dues                      | 7,004.00            | 100.00              | 13,614.00            | 100.00                 |
| <b>Total Operating Income</b>         | <b>7,004.00</b>     | <b>100.00</b>       | <b>13,614.00</b>     | <b>100.00</b>          |
| <b>Expense</b>                        |                     |                     |                      |                        |
| <b>CCA: Chase Creek</b>               |                     |                     |                      |                        |
| CCA - Copies & Mailings               | 0.00                | 0.00                | 0.00                 | 0.00                   |
| CCA - Electric Service                | 109.16              | 1.56                | 230.90               | 1.70                   |
| CCA - Garbage                         | 272.75              | 3.89                | 545.19               | 4.00                   |
| CCA - Insurance                       | 1,307.60            | 18.67               | 1,307.60             | 9.60                   |
| CCA - Repair & Maintenance            | 0.00                | 0.00                | 2,222.22             | 16.32                  |
| CCA - Snow Removal                    | 0.00                | 0.00                | 0.00                 | 0.00                   |
| CCA - Water & Sewer                   | 791.38              | 11.30               | 3,241.41             | 23.81                  |
| CCA - Yardcare                        | 1,900.00            | 27.13               | 5,700.00             | 41.87                  |
| CCA- Security Protection Agency       | 600.00              | 8.57                | 600.00               | 4.41                   |
| CCA- Recycling Program                | 214.50              | 3.06                | 429.00               | 3.15                   |
| <b>Total CCA: Chase Creek</b>         | <b>5,195.39</b>     | <b>74.18</b>        | <b>14,276.32</b>     | <b>104.86</b>          |
| <b>Property Management</b>            |                     |                     |                      |                        |
| Management Fee                        | 495.00              | 7.07                | 990.00               | 7.27                   |
| <b>Total Property Management</b>      | <b>495.00</b>       | <b>7.07</b>         | <b>990.00</b>        | <b>7.27</b>            |
| Bank Fees / Interest                  | 0.00                | 0.00                | 0.00                 | 0.00                   |
| <b>Total Operating Expense</b>        | <b>5,690.39</b>     | <b>81.24</b>        | <b>15,266.32</b>     | <b>112.14</b>          |
| <b>NOI - Net Operating Income</b>     | <b>1,313.61</b>     | <b>18.76</b>        | <b>-1,652.32</b>     | <b>-12.14</b>          |
| <br>Total Income                      | <br>7,004.00        | <br>100.00          | <br>13,614.00        | <br>100.00             |
| Total Expense                         | 5,690.39            | 81.24               | 15,266.32            | 112.14                 |
| <br>Net Income                        | <br><b>1,313.61</b> | <br><b>18.76</b>    | <br><b>-1,652.32</b> | <br><b>-12.14</b>      |