

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,238.52
Savings/Reserve Account	106,390.78
Total Cash	109,629.30
TOTAL ASSETS	109,629.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,214.00
Total Liabilities	3,214.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-2,965.93
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	106,415.30
TOTAL LIABILITIES & CAPITAL	109,629.30

Income Statement

Welch Randall

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

As of: Jan 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	6,610.00	100.00	6,610.00	100.00
Total Operating Income	6,610.00	100.00	6,610.00	100.00
Expense				
CCA: Chase Creek				
CCA - Electric Service	121.74	1.84	121.74	1.84
CCA - Garbage	272.44	4.12	272.44	4.12
CCA - Repair & Maintenance	2,222.22	33.62	2,222.22	33.62
CCA - Water & Sewer	2,450.03	37.07	2,450.03	37.07
CCA - Yardcare	3,800.00	57.49	3,800.00	57.49
CCA- Recycling Program	214.50	3.25	214.50	3.25
Total CCA: Chase Creek	9,080.93	137.38	9,080.93	137.38
Property Management				
Management Fee	495.00	7.49	495.00	7.49
Total Property Management	495.00	7.49	495.00	7.49
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	9,575.93	144.87	9,575.93	144.87
NOI - Net Operating Income	-2,965.93	-44.87	-2,965.93	-44.87
Total Income	6,610.00	100.00	6,610.00	100.00
Total Expense	9,575.93	144.87	9,575.93	144.87
Net Income	-2,965.93	-44.87	-2,965.93	-44.87