

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	983.61
Savings/Reserve Account	109,686.78
Total Cash	110,670.39
TOTAL ASSETS	110,670.39
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,655.00
Total Liabilities	2,655.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-1,365.84
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	108,015.39
TOTAL LIABILITIES & CAPITAL	110,670.39

Income Statement

Welch Randall

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

As of: May 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	34,035.00	100.00
Total Operating Income	6,807.00	100.00	34,035.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	5.00	0.01
CCA - Electric Service	103.28	1.52	538.43	1.58
CCA - Garbage	273.69	4.02	1,366.26	4.01
CCA - Insurance	892.80	13.12	3,986.00	11.71
CCA - Repair & Maintenance	0.00	0.00	4,272.22	12.55
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	0.00	0.00	358.00	1.05
CCA - Water & Sewer	2,542.09	37.35	9,012.43	26.48
CCA - Yardcare	2,215.00	32.54	11,715.00	34.42
CCA- Security Protection Agency	0.00	0.00	600.00	1.76
CCA- Recycling Program	214.50	3.15	1,072.50	3.15
Total CCA: Chase Creek	6,241.36	91.69	32,925.84	96.74
Property Management				
Management Fee	495.00	7.27	2,475.00	7.27
Total Property Management	495.00	7.27	2,475.00	7.27
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	6,736.36	98.96	35,400.84	104.01
NOI - Net Operating Income	70.64	1.04	-1,365.84	-4.01
 Total Income	 6,807.00	 100.00	 34,035.00	 100.00
Total Expense	6,736.36	98.96	35,400.84	104.01
 Net Income	 70.64	 1.04	 -1,365.84	 -4.01