

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,328.27
Savings/Reserve Account	110,760.78
Total Cash	114,089.05
TOTAL ASSETS	114,089.05
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,087.49
Total Liabilities	3,087.49
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	1,620.33
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	111,001.56
TOTAL LIABILITIES & CAPITAL	114,089.05

Income Statement

Welch Randall

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

As of: Jun 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	7,799.00	100.00	41,834.00	100.00
Total Operating Income	7,799.00	100.00	41,834.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	124.00	1.59	129.00	0.31
CCA - Electric Service	110.15	1.41	648.58	1.55
CCA - Garbage	273.69	3.51	1,639.95	3.92
CCA - Insurance	892.80	11.45	4,878.80	11.66
CCA - Repair & Maintenance	1,390.00	17.82	5,662.22	13.53
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	0.00	0.00	358.00	0.86
CCA - Water & Sewer	1,312.69	16.83	10,325.12	24.68
CCA - Yardcare	0.00	0.00	11,715.00	28.00
CCA- Security Protection Agency	0.00	0.00	600.00	1.43
CCA- Recycling Program	214.50	2.75	1,287.00	3.08
Total CCA: Chase Creek	4,317.83	55.36	37,243.67	89.03
Property Management				
Management Fee	495.00	6.35	2,970.00	7.10
Total Property Management	495.00	6.35	2,970.00	7.10
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	4,812.83	61.71	40,213.67	96.13
NOI - Net Operating Income	2,986.17	38.29	1,620.33	3.87
Total Income	7,799.00	100.00	41,834.00	100.00
Total Expense	4,812.83	61.71	40,213.67	96.13
Net Income	2,986.17	38.29	1,620.33	3.87