

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	47,486.61
Savings/Reserve Account	53,982.78
Total Cash	101,469.39
TOTAL ASSETS	101,469.39
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,168.00
Total Liabilities	1,168.00
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-9,079.84
Calculated Prior Years Retained Earnings	81,077.21
Total Capital	100,301.39
TOTAL LIABILITIES & CAPITAL	101,469.39

Income Statement

Welch Randall

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

As of: Sep 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	7,327.00	100.00	65,231.00	100.00
Fine & Violation	0.00	0.00	0.00	0.00
Total Operating Income	7,327.00	100.00	65,231.00	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	165.00	2.25	294.00	0.45
CCA - Capital Repairs	0.00	0.00	60,000.00	91.98
CCA - Electric Service	100.39	1.37	971.90	1.49
CCA - Garbage	278.38	3.80	2,470.71	3.79
CCA - Insurance	1,105.20	15.08	7,982.00	12.24
CCA - Repair & Maintenance	264.53	3.61	7,141.75	10.95
CCA - Snow Removal	0.00	0.00	0.00	0.00
CCA - Tax & License	0.00	0.00	358.00	0.55
CCA - Water & Sewer	3,577.59	48.83	19,115.66	29.30
CCA - Yardcare	1,900.00	25.93	19,624.00	30.08
CCA- Security Protection Agency	0.00	0.00	600.00	0.92
CCA- Recycling Program	285.29	3.89	2,001.29	3.07
Total CCA: Chase Creek	7,676.38	104.77	120,559.31	184.82
Property Management				
Management Fee	495.00	6.76	4,455.00	6.83
Total Property Management	495.00	6.76	4,455.00	6.83
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	8,171.38	111.52	125,014.31	191.65
NOI - Net Operating Income	-844.38	-11.52	-59,783.31	-91.65
Other Income & Expense				
Other Income				
Special Assessment	15,878.00	216.71	50,703.47	77.73
Total Other Income	15,878.00	216.71	50,703.47	77.73
Net Other Income	15,878.00	216.71	50,703.47	77.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	23,205.00	316.71	115,934.47	177.73
Total Expense	8,171.38	111.52	125,014.31	191.65
Net Income	15,033.62	205.18	-9,079.84	-13.92