

## Balance Sheet

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

As of: 04/30/2026

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                  | 29,015.25        |
| Savings/Reserve Account                  | 31,500.78        |
| <b>Total Cash</b>                        | <b>60,516.03</b> |
| <b>TOTAL ASSETS</b>                      | <b>60,516.03</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 3,423.47         |
| <b>Total Liabilities</b>                 | <b>3,423.47</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 28,304.02        |
| Calculated Retained Earnings             | -57,357.29       |
| Calculated Prior Years Retained Earnings | 86,145.83        |
| <b>Total Capital</b>                     | <b>57,092.56</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>60,516.03</b> |

## Income Statement

Welch Randall

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

As of: Apr 2026

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                      | 7,552.00         | 98.18               | 31,690.00         | 99.01                  |
| Interest Income                       | 139.92           | 1.82                | 278.55            | 0.87                   |
| Late Fee                              | 0.00             | 0.00                | 39.70             | 0.12                   |
| <b>Total Operating Income</b>         | <b>7,691.92</b>  | <b>100.00</b>       | <b>32,008.25</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>CCA: Chase Creek</b>               |                  |                     |                   |                        |
| CCA - Copies & Mailings               | 150.25           | 1.95                | 142.00            | 0.44                   |
| CCA - Capital Repairs                 | 0.00             | 0.00                | 81,960.00         | 256.06                 |
| CCA - Electric Service                | 92.25            | 1.20                | 404.04            | 1.26                   |
| CCA - Garbage                         | 304.44           | 3.96                | 1,162.30          | 3.63                   |
| CCA - Insurance                       | 3,868.24         | 50.29               | 9,087.31          | 28.39                  |
| CCA - Repair & Maintenance            | 394.64           | 5.13                | 394.64            | 1.23                   |
| CCA - Tax & License                   | 358.00           | 4.65                | 358.00            | 1.12                   |
| CCA - Water & Sewer                   | 843.92           | 10.97               | 6,387.14          | 19.95                  |
| CCA - Yardcare                        | 3,800.00         | 49.40               | 7,707.00          | 24.08                  |
| CCA- Security Protection Agency       | 0.00             | 0.00                | 600.00            | 1.87                   |
| CCA- Recycling Program                | 214.50           | 2.79                | 858.00            | 2.68                   |
| <b>Total CCA: Chase Creek</b>         | <b>10,026.24</b> | <b>130.35</b>       | <b>109,060.43</b> | <b>340.73</b>          |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 495.00           | 6.44                | 1,980.00          | 6.19                   |
| <b>Total Property Management</b>      | <b>495.00</b>    | <b>6.44</b>         | <b>1,980.00</b>   | <b>6.19</b>            |
| <b>Total Operating Expense</b>        | <b>10,521.24</b> | <b>136.78</b>       | <b>111,040.43</b> | <b>346.91</b>          |
| <b>NOI - Net Operating Income</b>     | <b>-2,829.32</b> | <b>-36.78</b>       | <b>-79,032.18</b> | <b>-246.91</b>         |
| <b>Other Income &amp; Expense</b>     |                  |                     |                   |                        |
| <b>Other Income</b>                   |                  |                     |                   |                        |
| Insurance Income (Other)              | 2,886.84         | 37.53               | 2,886.84          | 9.02                   |
| Special Assessment                    | 5,634.33         | 73.25               | 21,579.87         | 67.42                  |
| <b>Total Other Income</b>             | <b>8,521.17</b>  | <b>110.78</b>       | <b>24,466.71</b>  | <b>76.44</b>           |

## Income Statement

| Account Name               | Selected Month         | % of Selected Month | Year to Month End        | % of Year to Month End |
|----------------------------|------------------------|---------------------|--------------------------|------------------------|
| <b>Other Expense</b>       |                        |                     |                          |                        |
| Insurance Expense (Other)  | 2,886.84               | 37.53               | 2,791.82                 | 8.72                   |
| <b>Total Other Expense</b> | <u>2,886.84</u>        | <u>37.53</u>        | <u>2,791.82</u>          | <u>8.72</u>            |
| <b>Net Other Income</b>    | <u>5,634.33</u>        | <u>73.25</u>        | <u>21,674.89</u>         | <u>67.72</u>           |
| <b>Total Income</b>        | 16,213.09              | 210.78              | 56,474.96                | 176.44                 |
| <b>Total Expense</b>       | 13,408.08              | 174.31              | 113,832.25               | 355.63                 |
| <b>Net Income</b>          | <u><u>2,805.01</u></u> | <u><u>36.47</u></u> | <u><u>-57,357.29</u></u> | <u><u>-179.20</u></u>  |