Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	32,577.95
Savings/Reserve Account	35,722.78
Total Cash	**68,300.73**
TOTAL ASSETS	**68,300.73**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,841.47
Total Liabilities	**2,841.47**
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-48,990.59
Calculated Prior Years Retained Earnings	86,145.83
Total Capital	**65,459.26**
TOTAL LIABILITIES & CAPITAL	**68,300.73**

Income Statement

Welch Randall LLC

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

As of: Aug 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
Operating Income & Expense				
Income				
Association Dues	7,799.00	100.00	63,133.00	99.46
Interest Income	0.00	0.00	278.55	0.44
Late Fee	0.00	0.00	64.40	0.10
Total Operating Income	**7,799.00**	**100.00**	**63,475.95**	**100.00**
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	142.00	0.22
CCA - Capital Repairs	0.00	0.00	81,960.00	129.12
CCA - Electric Service	87.09	1.12	755.43	1.19
CCA - Garbage	308.54	3.96	2,420.75	3.81
CCA - Insurance	5,056.82	64.84	14,401.89	22.69
CCA - Legal	0.00	0.00	1,000.00	1.58
CCA - Repair & Maintenance	0.00	0.00	394.64	0.62
CCA - Tax & License	0.00	0.00	358.00	0.56
CCA - Water & Sewer	2,493.74	31.98	17,974.38	28.32
CCA - Yardcare	0.00	0.00	14,947.40	23.55
CCA- Security Protection Agency	0.00	0.00	600.00	0.95
CCA- Recycling Program	214.50	2.75	1,716.00	2.70
Total CCA: Chase Creek	**8,160.69**	**104.64**	**136,670.49**	**215.31**
Property Management				
Management Fee	495.00	6.35	3,960.00	6.24
Total Property Management	**495.00**	**6.35**	**3,960.00**	**6.24**
Total Operating Expense	**8,655.69**	**110.98**	**140,630.49**	**221.55**
NOI - Net Operating Income	**-856.69**	**-10.98**	**-77,154.54**	**-121.55**
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	6,962.26	10.97
Special Assessment	1,805.31	23.15	23,993.51	37.80
Total Other Income	**1,805.31**	**23.15**	**30,955.77**	**48.77**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Insurance Expense (Other)	0.00	0.00	2,791.82	4.40
Total Other Expense	**0.00**	**0.00**	**2,791.82**	**4.40**
Net Other Income	**1,805.31**	**23.15**	**28,163.95**	**44.37**
Total Income	9,604.31	123.15	94,431.72	148.77
Total Expense	8,655.69	110.98	143,422.31	225.95
Net Income	**948.62**	**12.16**	**-48,990.59**	**-77.18**