Balance Sheet

Properties: Chase Creek - Chase Creek Condominiums Salt Lake City, UT 84107
As of: 07/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	32,643.33
Savings/Reserve Account	34,722.78
Total Cash	**67,366.11**
TOTAL ASSETS	**67,366.11**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,855.47
Total Liabilities	**2,855.47**
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-49,939.21
Calculated Prior Years Retained Earnings	86,145.83
Total Capital	**64,510.64**
TOTAL LIABILITIES & CAPITAL	**67,366.11**

Income Statement

Welch Randall LLC

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

As of: Jul 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	55,334.00	99.38
Interest Income	0.00	0.00	278.55	0.50
Late Fee	0.00	0.00	64.40	0.12
Total Operating Income	**7,799.00**	**100.00**	**55,676.95**	**100.00**
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	142.00	0.26
CCA - Capital Repairs	0.00	0.00	81,960.00	147.21
CCA - Electric Service	85.72	1.10	668.34	1.20
CCA - Garbage	313.63	4.02	2,112.21	3.79
CCA - Insurance	257.76	3.31	9,345.07	16.78
CCA - Legal	1,000.00	12.82	1,000.00	1.80
CCA - Repair & Maintenance	0.00	0.00	394.64	0.71
CCA - Tax & License	0.00	0.00	358.00	0.64
CCA - Water & Sewer	3,897.87	49.98	15,480.64	27.80
CCA - Yardcare	3,800.00	48.72	14,947.40	26.85
CCA- Security Protection Agency	0.00	0.00	600.00	1.08
CCA- Recycling Program	214.50	2.75	1,501.50	2.70
Total CCA: Chase Creek	**9,569.48**	**122.70**	**128,509.80**	**230.81**
Property Management				
Management Fee	495.00	6.35	3,465.00	6.22
Total Property Management	**495.00**	**6.35**	**3,465.00**	**6.22**
Total Operating Expense	**10,064.48**	**129.05**	**131,974.80**	**237.04**
NOI - Net Operating Income	**-2,265.48**	**-29.05**	**-76,297.85**	**-137.04**
Other Income & Expense				
Other Income				
Insurance Income (Other)	4,075.42	52.26	6,962.26	12.50
Special Assessment	-1,058.33	-13.57	22,188.20	39.85
Total Other Income	**3,017.09**	**38.69**	**29,150.46**	**52.36**

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	5.01
Total Other Expense	**0.00**	**0.00**	**2,791.82**	**5.01**
Net Other Income	**3,017.09**	**38.69**	**26,358.64**	**47.34**
Total Income	10,816.09	138.69	84,827.41	152.36
Total Expense	10,064.48	129.05	134,766.62	242.05
Net Income	**751.61**	**9.64**	**-49,939.21**	**-89.69**