

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	32,503.72
Savings/Reserve Account	33,648.78
Total Cash	66,152.50
TOTAL ASSETS	66,152.50
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,393.47
Total Liabilities	2,393.47
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-50,690.82
Calculated Prior Years Retained Earnings	86,145.83
Total Capital	63,759.03
TOTAL LIABILITIES & CAPITAL	66,152.50

Income Statement

Welch Randall LLC

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

As of: Jun 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	47,535.00	99.28
Interest Income	0.00	0.00	278.55	0.58
Late Fee	0.00	0.00	64.40	0.13
Total Operating Income	7,799.00	100.00	47,877.95	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	142.00	0.30
CCA - Capital Repairs	0.00	0.00	81,960.00	171.19
CCA - Electric Service	86.09	1.10	582.62	1.22
CCA - Garbage	319.37	4.10	1,798.58	3.76
CCA - Insurance	0.00	0.00	9,087.31	18.98
CCA - Repair & Maintenance	0.00	0.00	394.64	0.82
CCA - Tax & License	0.00	0.00	358.00	0.75
CCA - Water & Sewer	2,039.39	26.15	11,582.77	24.19
CCA - Yardcare	3,440.40	44.11	11,147.40	23.28
CCA- Security Protection Agency	0.00	0.00	600.00	1.25
CCA- Recycling Program	214.50	2.75	1,287.00	2.69
Total CCA: Chase Creek	6,099.75	78.21	118,940.32	248.42
Property Management				
Management Fee	495.00	6.35	2,970.00	6.20
Total Property Management	495.00	6.35	2,970.00	6.20
Total Operating Expense	6,594.75	84.56	121,910.32	254.63
NOI - Net Operating Income	1,204.25	15.44	-74,032.37	-154.63
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,886.84	6.03
Special Assessment	1,891.66	24.26	23,246.53	48.55
Total Other Income	1,891.66	24.26	26,133.37	54.58

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	5.83
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>2,791.82</u>	<u>5.83</u>
Net Other Income	<u>1,891.66</u>	<u>24.26</u>	<u>23,341.55</u>	<u>48.75</u>
Total Income	9,690.66	124.26	74,011.32	154.58
Total Expense	6,594.75	84.56	124,702.14	260.46
Net Income	<u>3,095.91</u>	<u>39.70</u>	<u>-50,690.82</u>	<u>-105.88</u>