

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,985.81
Savings/Reserve Account	32,574.78
Total Cash	63,560.59
TOTAL ASSETS	63,560.59
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,897.47
Total Liabilities	2,897.47
Capital	
Retained Earnings	28,304.02
Calculated Retained Earnings	-53,786.73
Calculated Prior Years Retained Earnings	86,145.83
Total Capital	60,663.12
TOTAL LIABILITIES & CAPITAL	63,560.59

Income Statement

Welch Randall LLC

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

As of: May 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	8,046.00	99.69	39,736.00	99.14
Interest Income	0.00	0.00	278.55	0.70
Late Fee	24.70	0.31	64.40	0.16
Total Operating Income	8,070.70	100.00	40,078.95	100.00
Expense				
CCA: Chase Creek				
CCA - Copies & Mailings	0.00	0.00	142.00	0.35
CCA - Capital Repairs	0.00	0.00	81,960.00	204.50
CCA - Electric Service	92.49	1.15	496.53	1.24
CCA - Garbage	316.91	3.93	1,479.21	3.69
CCA - Insurance	0.00	0.00	9,087.31	22.67
CCA - Repair & Maintenance	0.00	0.00	394.64	0.98
CCA - Tax & License	0.00	0.00	358.00	0.89
CCA - Water & Sewer	3,156.24	39.11	9,543.38	23.81
CCA - Yardcare	0.00	0.00	7,707.00	19.23
CCA- Security Protection Agency	0.00	0.00	600.00	1.50
CCA- Recycling Program	214.50	2.66	1,072.50	2.68
Total CCA: Chase Creek	3,780.14	46.84	112,840.57	281.55
Property Management				
Management Fee	495.00	6.13	2,475.00	6.18
Total Property Management	495.00	6.13	2,475.00	6.18
Total Operating Expense	4,275.14	52.97	115,315.57	287.72
NOI - Net Operating Income	3,795.56	47.03	-75,236.62	-187.72
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,886.84	7.20
Special Assessment	0.00	0.00	21,354.87	53.28
Total Other Income	0.00	0.00	24,241.71	60.48

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	6.97
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>2,791.82</u>	<u>6.97</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>21,449.89</u>	<u>53.52</u>
Total Income	8,070.70	100.00	64,320.66	160.48
Total Expense	4,275.14	52.97	118,107.39	294.69
Net Income	<u>3,795.56</u>	<u>47.03</u>	<u>-53,786.73</u>	<u>-134.20</u>