

Balance Sheet

Properties: Courtyard at Angel Street - Seraphim Lane Layton, UT 84041

As of: 02/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	252,965.83
Savings/Reserve Account	40,362.37
Total Cash	293,328.20
TOTAL ASSETS	293,328.20
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,705.00
Total Liabilities	1,705.00
Capital	
Retained Earnings	40,992.00
Calculated Retained Earnings	-1,835.54
Calculated Prior Years Retained Earnings	252,466.74
Total Capital	291,623.20
TOTAL LIABILITIES & CAPITAL	293,328.20

Income Statement

Welch Randall

Properties: Courtyard at Angel Street - Seraphim Lane Layton, UT 84041

As of: Feb 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	4,890.00	100.00	9,740.00	100.00
Total Operating Income	4,890.00	100.00	9,740.00	100.00
Expense				
Property Management				
Management Fee	450.00	9.20	900.00	9.24
Total Property Management	450.00	9.20	900.00	9.24
Courtyards at Angel Street HOA				
AGL - Water	2,143.12	43.83	4,226.41	43.39
AGL - Insurance	42.50	0.87	3,437.22	35.29
AGL - Electricity	50.50	1.03	102.65	1.05
AGL- Snow Removal Services	1,177.50	24.08	1,177.50	12.09
AGL- Reimbursement	0.00	0.00	0.00	0.00
AGL- Landscape Maintenance	0.00	0.00	1,735.00	17.81
AGL- Maintenance & Repairs	0.00	0.00	0.00	0.00
Total Courtyards at Angel Street HOA	3,413.62	69.81	10,678.78	109.64
Total Operating Expense	3,863.62	79.01	11,578.78	118.88
NOI - Net Operating Income	1,026.38	20.99	-1,838.78	-18.88
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.54	0.03	3.24	0.03
Total Other Income	1.54	0.03	3.24	0.03
Net Other Income	1.54	0.03	3.24	0.03
Total Income	4,891.54	100.03	9,743.24	100.03
Total Expense	3,863.62	79.01	11,578.78	118.88
Net Income	1,027.92	21.02	-1,835.54	-18.85