

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<strong>ASSETS</strong>	
<strong>Cash</strong>	
Checking - Cash in Bank	26,758.78
Savings/Reserve Account	245,006.73
Courtyards at Angel St Reserve #2	10,004.28
<strong>Total Cash</strong>	<strong>281,769.79</strong>
<strong>TOTAL ASSETS</strong>	<strong>281,769.79</strong>
<strong>LIABILITIES &amp; CAPITAL</strong>	
<strong>Liabilities</strong>	
Prepaid Rent	2,444.95
<strong>Total Liabilities</strong>	<strong>2,444.95</strong>
<strong>Capital</strong>	
Retained Earnings	40,992.00
Calculated Retained Earnings	-15,101.08
Calculated Prior Years Retained Earnings	253,433.92
<strong>Total Capital</strong>	<strong>279,324.84</strong>
<strong>TOTAL LIABILITIES &amp; CAPITAL</strong>	<strong>281,769.79</strong>

## Income Statement

Welch Randall

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

As of: May 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	5,250.00	100.00	25,410.00	99.76
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	60.00	0.24
<b>Total Operating Income</b>	<b>5,250.00</b>	<b>100.00</b>	<b>25,470.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	8.57	2,250.00	8.83
<b>Total Property Management</b>	<b>450.00</b>	<b>8.57</b>	<b>2,250.00</b>	<b>8.83</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,143.45	40.83	11,523.24	45.24
AGL - Insurance	816.58	15.55	3,261.32	12.80
AGL - Electricity	46.67	0.89	233.69	0.92
AGL- Snow Removal Services	0.00	0.00	9,656.00	37.91
AGL- Legal Services	0.00	0.00	382.00	1.50
AGL- Reimbursement	0.00	0.00	3.00	0.01
AGL- Landscape Maintenance	3,075.00	58.57	13,072.75	51.33
AGL- Maintenance & Repairs	0.00	0.00	210.00	0.82
AGL- Supplies	0.00	0.00	0.00	0.00
<b>Total Courtyards at Angel Street HOA</b>	<b>6,081.70</b>	<b>115.84</b>	<b>38,342.00</b>	<b>150.54</b>
<b>Total Operating Expense</b>	<b>6,531.70</b>	<b>124.41</b>	<b>40,592.00</b>	<b>159.37</b>
<b>NOI - Net Operating Income</b>	<b>-1,281.70</b>	<b>-24.41</b>	<b>-15,122.00</b>	<b>-59.37</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	4.55	0.09	20.92	0.08
<b>Total Other Income</b>	<b>4.55</b>	<b>0.09</b>	<b>20.92</b>	<b>0.08</b>
<b>Net Other Income</b>	<b>4.55</b>	<b>0.09</b>	<b>20.92</b>	<b>0.08</b>
Total Income	5,254.55	100.09	25,490.92	100.08
Total Expense	6,531.70	124.41	40,592.00	159.37

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,277.15	-24.33	-15,101.08	-59.29