

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,466.62
Savings/Reserve Account	245,018.90
Courtyards at Angel St Reserve #2	10,004.78
Total Cash	269,490.30
TOTAL ASSETS	269,490.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,250.00
Total Liabilities	2,250.00
Capital	
Retained Earnings	40,992.00
Calculated Retained Earnings	-27,185.62
Calculated Prior Years Retained Earnings	253,433.92
Total Capital	267,240.30
TOTAL LIABILITIES & CAPITAL	269,490.30

Income Statement

Welch Randall

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

As of: Aug 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
Operating Income & Expense				
Income				
Association Dues	5,250.00	99.81	41,160.00	99.81
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	10.00	0.19	80.00	0.19
Total Operating Income	5,260.00	100.00	41,240.00	100.00
Expense				
Property Management				
Management Fee	495.00	9.41	3,735.00	9.06
Total Property Management	495.00	9.41	3,735.00	9.06
Courtyards at Angel Street HOA				
AGL - Water	3,035.43	57.71	19,999.41	48.50
AGL - Insurance	816.59	15.52	5,711.09	13.85
AGL - Electricity	47.52	0.90	375.89	0.91
AGL- Snow Removal Services	0.00	0.00	9,656.00	23.41
AGL- Legal Services	0.00	0.00	382.00	0.93
AGL- Reimbursement	90.00	1.71	265.00	0.64
AGL- Landscape Maintenance	1,549.10	29.45	28,027.35	67.96
AGL- Maintenance & Repairs	0.00	0.00	210.00	0.51
AGL- Supplies	0.00	0.00	97.47	0.24
AGL- Tree Maintenance	0.00	0.00	0.00	0.00
Total Courtyards at Angel Street HOA	5,538.64	105.30	64,724.21	156.95
Total Operating Expense	6,033.64	114.71	68,459.21	166.00
NOI - Net Operating Income	-773.64	-14.71	-27,219.21	-66.00
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.27	0.08	33.59	0.08
Total Other Income	4.27	0.08	33.59	0.08
Net Other Income	4.27	0.08	33.59	0.08

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	5,264.27	100.08	41,273.59	100.08
Total Expense	6,033.64	114.71	68,459.21	166.00
Net Income	-769.37	-14.63	-27,185.62	-65.92