

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,506.23
Savings/Reserve Account	243,034.75
Courtyards at Angel St Reserve #2	10,005.43
Total Cash	257,546.41
TOTAL ASSETS	257,546.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,174.75
Total Liabilities	2,174.75
Capital	
Retained Earnings	40,992.00
Calculated Retained Earnings	-39,054.26
Calculated Prior Years Retained Earnings	253,433.92
Total Capital	255,371.66
TOTAL LIABILITIES & CAPITAL	257,546.41

## Income Statement

Welch Randall

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

As of: Dec 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	5,290.00	99.81	62,050.00	99.82
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	10.00	0.19	110.00	0.18
<b>Total Operating Income</b>	<b>5,300.00</b>	<b>100.00</b>	<b>62,160.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	9.34	5,715.00	9.19
<b>Total Property Management</b>	<b>495.00</b>	<b>9.34</b>	<b>5,715.00</b>	<b>9.19</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,341.87	44.19	31,553.77	50.76
AGL - Insurance	0.00	0.00	15,764.68	25.36
AGL - Electricity	47.12	0.89	565.28	0.91
AGL- Snow Removal Services	0.00	0.00	9,656.00	15.53
AGL- Legal Services	0.00	0.00	382.00	0.61
AGL- Reimbursement	0.00	0.00	265.00	0.43
AGL- Landscape Maintenance	1,478.60	27.90	36,912.15	59.38
AGL- Maintenance & Repairs	0.00	0.00	353.00	0.57
AGL- Supplies	0.00	0.00	97.47	0.16
AGL- Tree Maintenance	0.00	0.00	0.00	0.00
<b>Total Courtyards at Angel Street HOA</b>	<b>3,867.59</b>	<b>72.97</b>	<b>95,549.35</b>	<b>153.72</b>
<b>Total Operating Expense</b>	<b>4,362.59</b>	<b>82.31</b>	<b>101,264.35</b>	<b>162.91</b>
<b>NOI - Net Operating Income</b>	<b>937.41</b>	<b>17.69</b>	<b>-39,104.35</b>	<b>-62.91</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3.97	0.07	50.09	0.08
<b>Total Other Income</b>	<b>3.97</b>	<b>0.07</b>	<b>50.09</b>	<b>0.08</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	3.97	0.07	50.09	0.08
Total Income	5,303.97	100.07	62,210.09	100.08
Total Expense	4,362.59	82.31	101,264.35	162.91
Net Income	941.38	17.76	-39,054.26	-62.83