

Balance Sheet

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

As of: 01/31/2024

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	5,046.80
Savings/Reserve Account	243,039.08
Courtyards at Angel St Reserve #2	10,005.61
<strong>Total Cash</strong>	<strong>258,091.49</strong>
<strong>TOTAL ASSETS</strong>	<strong>258,091.49</strong>
<strong>LIABILITIES &amp; CAPITAL</strong>	
<strong>Liabilities</strong>	
Prepaid Rent	2,024.75
<strong>Total Liabilities</strong>	<strong>2,024.75</strong>
<strong>Capital</strong>	
Retained Earnings	40,992.00
Calculated Retained Earnings	695.08
Calculated Prior Years Retained Earnings	214,379.66
<strong>Total Capital</strong>	<strong>256,066.74</strong>
<strong>TOTAL LIABILITIES &amp; CAPITAL</strong>	<strong>258,091.49</strong>

## Income Statement

Welch Randall

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

As of: Jan 2024

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	5,100.00	100.00	5,100.00	100.00
<b>Total Operating Income</b>	<b>5,100.00</b>	<b>100.00</b>	<b>5,100.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	9.71	495.00	9.71
<b>Total Property Management</b>	<b>495.00</b>	<b>9.71</b>	<b>495.00</b>	<b>9.71</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,662.55	52.21	2,662.55	52.21
AGL - Electricity	46.88	0.92	46.88	0.92
AGL- Snow Removal Services	1,195.00	23.43	1,195.00	23.43
AGL- Legal Services	10.00	0.20	10.00	0.20
AGL- Landscape Maintenance	0.00	0.00	0.00	0.00
<b>Total Courtyards at Angel Street HOA</b>	<b>3,914.43</b>	<b>76.75</b>	<b>3,914.43</b>	<b>76.75</b>
<b>Total Operating Expense</b>	<b>4,409.43</b>	<b>86.46</b>	<b>4,409.43</b>	<b>86.46</b>
<b>NOI - Net Operating Income</b>	<b>690.57</b>	<b>13.54</b>	<b>690.57</b>	<b>13.54</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	4.51	0.09	4.51	0.09
<b>Total Other Income</b>	<b>4.51</b>	<b>0.09</b>	<b>4.51</b>	<b>0.09</b>
<b>Net Other Income</b>	<b>4.51</b>	<b>0.09</b>	<b>4.51</b>	<b>0.09</b>
Total Income	5,104.51	100.09	5,104.51	100.09
Total Expense	4,409.43	86.46	4,409.43	86.46
<b>Net Income</b>	<b>695.08</b>	<b>13.63</b>	<b>695.08</b>	<b>13.63</b>