

## Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	1,409.27
Savings/Reserve Account	243,042.89
Courtyards at Angel St Reserve #2	10,005.77
<b>Total Cash</b>	<b>254,457.93</b>
<b>TOTAL ASSETS</b>	<b>254,457.93</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,369.70
<b>Total Liabilities</b>	<b>2,369.70</b>
<b>Capital</b>	
Retained Earnings	40,992.00
Calculated Retained Earnings	-3,283.43
Calculated Prior Years Retained Earnings	214,379.66
<b>Total Capital</b>	<b>252,088.23</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>254,457.93</b>

## Income Statement

Welch Randall

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

As of: Feb 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	5,510.00	99.64	10,610.00	99.81
Late Fee	20.00	0.36	20.00	0.19
<b>Total Operating Income</b>	<b>5,530.00</b>	<b>100.00</b>	<b>10,630.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	8.95	990.00	9.31
<b>Total Property Management</b>	<b>495.00</b>	<b>8.95</b>	<b>990.00</b>	<b>9.31</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,478.47	44.82	5,141.02	48.36
AGL - Insurance	0.00	0.00	0.00	0.00
AGL - Electricity	46.76	0.85	93.64	0.88
AGL- Snow Removal Services	4,629.50	83.72	5,824.50	54.79
AGL- Legal Services	1,550.00	28.03	1,560.00	14.68
AGL- Reimbursement	62.75	1.13	62.75	0.59
AGL- Landscape Maintenance	0.00	0.00	0.00	0.00
AGL- Maintenance & Repairs	250.00	4.52	250.00	2.35
<b>Total Courtyards at Angel Street HOA</b>	<b>9,017.48</b>	<b>163.06</b>	<b>12,931.91</b>	<b>121.65</b>
<b>Total Operating Expense</b>	<b>9,512.48</b>	<b>172.02</b>	<b>13,921.91</b>	<b>130.97</b>
<b>NOI - Net Operating Income</b>	<b>-3,982.48</b>	<b>-72.02</b>	<b>-3,291.91</b>	<b>-30.97</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	3.97	0.07	8.48	0.08
<b>Total Other Income</b>	<b>3.97</b>	<b>0.07</b>	<b>8.48</b>	<b>0.08</b>
<b>Net Other Income</b>	<b>3.97</b>	<b>0.07</b>	<b>8.48</b>	<b>0.08</b>
 Total Income	 5,533.97	 100.07	 10,638.48	 100.08
Total Expense	9,512.48	172.02	13,921.91	130.97
 Net Income	 <b>-3,978.51</b>	 <b>-71.94</b>	 <b>-3,283.43</b>	 <b>-30.89</b>