

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,610.95
Savings/Reserve Account	229,856.58
Courtyards at Angel St Reserve #2	10,007.43
Total Cash	243,474.96
TOTAL ASSETS	243,474.96
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,129.85
Total Liabilities	2,129.85
Capital	
Retained Earnings	40,992.00
Calculated Retained Earnings	-14,026.55
Calculated Prior Years Retained Earnings	214,379.66
Total Capital	241,345.11
TOTAL LIABILITIES & CAPITAL	243,474.96

Income Statement

Welch Randall

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

As of: Dec 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
Operating Income & Expense				
Income				
Association Dues	4,950.00	100.00	62,810.00	99.83
Late Fee	0.00	0.00	110.00	0.17
Total Operating Income	4,950.00	100.00	62,920.00	100.00
Expense				
Property Management				
Management Fee	495.00	10.00	5,940.00	9.44
Total Property Management	495.00	10.00	5,940.00	9.44
Courtyards at Angel Street HOA				
AGL - Water	2,735.11	55.25	33,807.28	53.73
AGL - Insurance	934.04	18.87	2,806.64	4.46
AGL - Electricity	47.36	0.96	613.58	0.98
AGL- Snow Removal Services	600.00	12.12	6,424.50	10.21
AGL- Legal Services	0.00	0.00	1,939.00	3.08
AGL- Reimbursement	150.00	3.03	225.25	0.36
AGL- Landscape Maintenance	0.00	0.00	19,914.13	31.65
AGL- Maintenance & Repairs	0.00	0.00	5,325.00	8.46
AGL- Supplies	0.00	0.00	0.00	0.00
Total Courtyards at Angel Street HOA	4,466.51	90.23	71,055.38	112.93
Total Operating Expense	4,961.51	100.23	76,995.38	122.37
NOI - Net Operating Income	-11.51	-0.23	-14,075.38	-22.37
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.14	0.08	48.83	0.08
Total Other Income	4.14	0.08	48.83	0.08
Net Other Income	4.14	0.08	48.83	0.08
Total Income	4,954.14	100.08	62,968.83	100.08
Total Expense	4,961.51	100.23	76,995.38	122.37

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-7.37	-0.15	-14,026.55	-22.29

