

## Balance Sheet

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

As of: 06/30/2025

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	5,974.63
Savings/Reserve Account	173,808.43
Courtyards at Angel St Reserve #2	10,008.41
<b>Total Cash</b>	<b>189,791.47</b>
<b>TOTAL ASSETS</b>	<b>189,791.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,449.70
<b>Total Liabilities</b>	<b>2,449.70</b>
<b>Capital</b>	
Retained Earnings	40,992.00
Calculated Retained Earnings	-54,003.34
Calculated Prior Years Retained Earnings	200,353.11
<b>Total Capital</b>	<b>187,341.77</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>189,791.47</b>

# Income Statement

Welch Randall

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

As of: Jun 2025

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	5,850.00	100.00	34,950.00	99.89
Late Fee	0.00	0.00	40.00	0.11
<b>Total Operating Income</b>	<b>5,850.00</b>	<b>100.00</b>	<b>34,990.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	8.46	2,970.00	8.49
<b>Total Property Management</b>	<b>495.00</b>	<b>8.46</b>	<b>2,970.00</b>	<b>8.49</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,643.07	45.18	15,386.42	43.97
AGL - Insurance	934.04	15.97	5,604.24	16.02
AGL - Electricity	47.36	0.81	282.27	0.81
AGL- Snow Removal Services	0.00	0.00	5,187.50	14.83
AGL- Legal Services	0.00	0.00	397.00	1.13
AGL- Reimbursement	439.86	7.52	958.03	2.74
AGL- Landscape Maintenance	10,227.14	174.82	16,027.82	45.81
AGL- Maintenance & Repairs	0.00	0.00	43,512.00	124.36
<b>Total Courtyards at Angel Street HOA</b>	<b>14,291.47</b>	<b>244.30</b>	<b>87,355.28</b>	<b>249.66</b>
<b>Total Operating Expense</b>	<b>14,786.47</b>	<b>252.76</b>	<b>90,325.28</b>	<b>258.15</b>
<b>NOI - Net Operating Income</b>	<b>-8,936.47</b>	<b>-152.76</b>	<b>-55,335.28</b>	<b>-158.15</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	1,312.11	22.43	1,312.11	3.75
Interest on Bank Accounts	3.12	0.05	19.83	0.06
<b>Total Other Income</b>	<b>1,315.23</b>	<b>22.48</b>	<b>1,331.94</b>	<b>3.81</b>
<b>Net Other Income</b>	<b>1,315.23</b>	<b>22.48</b>	<b>1,331.94</b>	<b>3.81</b>
<b>Total Income</b>	<b>7,165.23</b>	<b>122.48</b>	<b>36,321.94</b>	<b>103.81</b>
<b>Total Expense</b>	<b>14,786.47</b>	<b>252.76</b>	<b>90,325.28</b>	<b>258.15</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-7,621.24	-130.28	-54,003.34	-154.34

