

## Balance Sheet

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

As of: 03/31/2024

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	3,159.71
Savings/Reserve Account	243,046.70
Courtyards at Angel St Reserve #2	10,005.93
<b>Total Cash</b>	<b>256,212.34</b>
<b>TOTAL ASSETS</b>	<b>256,212.34</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,414.65
<b>Total Liabilities</b>	<b>2,414.65</b>
<b>Capital</b>	
Retained Earnings	40,992.00
Calculated Retained Earnings	-1,573.97
Calculated Prior Years Retained Earnings	214,379.66
<b>Total Capital</b>	<b>253,797.69</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>256,212.34</b>

# Income Statement

Welch Randall

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

As of: Mar 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	15,710.00	99.87
Late Fee	0.00	0.00	20.00	0.13
<b>Total Operating Income</b>	<b>5,100.00</b>	<b>100.00</b>	<b>15,730.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	495.00	9.71	1,485.00	9.44
<b>Total Property Management</b>	<b>495.00</b>	<b>9.71</b>	<b>1,485.00</b>	<b>9.44</b>
<b>Courtyards at Angel Street HOA</b>				
AGL - Water	2,473.75	48.50	7,614.77	48.41
AGL - Insurance	0.00	0.00	0.00	0.00
AGL - Electricity	46.76	0.92	140.40	0.89
AGL- Snow Removal Services	0.00	0.00	5,824.50	37.03
AGL- Legal Services	379.00	7.43	1,939.00	12.33
AGL- Reimbursement	0.00	0.00	62.75	0.40
AGL- Landscape Maintenance	0.00	0.00	0.00	0.00
AGL- Maintenance & Repairs	0.00	0.00	250.00	1.59
<b>Total Courtyards at Angel Street HOA</b>	<b>2,899.51</b>	<b>56.85</b>	<b>15,831.42</b>	<b>100.64</b>
<b>Total Operating Expense</b>	<b>3,394.51</b>	<b>66.56</b>	<b>17,316.42</b>	<b>110.09</b>
<b>NOI - Net Operating Income</b>	<b>1,705.49</b>	<b>33.44</b>	<b>-1,586.42</b>	<b>-10.09</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	3.97	0.08	12.45	0.08
<b>Total Other Income</b>	<b>3.97</b>	<b>0.08</b>	<b>12.45</b>	<b>0.08</b>
<b>Net Other Income</b>	<b>3.97</b>	<b>0.08</b>	<b>12.45</b>	<b>0.08</b>
Total Income	5,103.97	100.08	15,742.45	100.08
Total Expense	3,394.51	66.56	17,316.42	110.09
<b>Net Income</b>	<b>1,709.46</b>	<b>33.52</b>	<b>-1,573.97</b>	<b>-10.01</b>