

## Balance Sheet

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

As of: 04/30/2026

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                  | 11,395.66         |
| Savings/Reserve Account                  | 156,315.79        |
| Courtyards at Angel St Reserve #2        | 10,010.05         |
| <b>Total Cash</b>                        | <b>177,721.50</b> |
| <b>TOTAL ASSETS</b>                      | <b>177,721.50</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 2,800.00          |
| <b>Total Liabilities</b>                 | <b>2,800.00</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 40,992.00         |
| Calculated Retained Earnings             | 8,110.11          |
| Calculated Prior Years Retained Earnings | 125,819.39        |
| <b>Total Capital</b>                     | <b>174,921.50</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>177,721.50</b> |

## Income Statement

Welch Randall

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

As of: Apr 2026

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                            | 7,190.00         | 99.45               | 28,325.00         | 99.58                  |
| Late Fee                                    | 40.00            | 0.55                | 120.00            | 0.42                   |
| <b>Total Operating Income</b>               | <b>7,230.00</b>  | <b>100.00</b>       | <b>28,445.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                              |                  |                     |                   |                        |
| <b>Property Management</b>                  |                  |                     |                   |                        |
| Management Fee                              | 495.00           | 6.85                | 1,980.00          | 6.96                   |
| <b>Total Property Management</b>            | <b>495.00</b>    | <b>6.85</b>         | <b>1,980.00</b>   | <b>6.96</b>            |
| <b>Courtyards at Angel Street HOA</b>       |                  |                     |                   |                        |
| AGL - Water                                 | 5,520.14         | 76.35               | 11,120.24         | 39.09                  |
| AGL - Insurance                             | 212.40           | 2.94                | 212.40            | 0.75                   |
| AGL - Electricity                           | 47.66            | 0.66                | 189.73            | 0.67                   |
| AGL- Snow Removal Services                  | 1,935.00         | 26.76               | 4,335.00          | 15.24                  |
| AGL- Legal Services                         | 379.00           | 5.24                | 379.00            | 1.33                   |
| AGL- Reimbursement                          | 0.00             | 0.00                | 15.00             | 0.05                   |
| AGL- Landscape Maintenance                  | 2,114.28         | 29.24               | 2,114.28          | 7.43                   |
| AGL- Maintenance & Repairs                  | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Courtyards at Angel Street HOA</b> | <b>10,208.48</b> | <b>141.20</b>       | <b>18,365.65</b>  | <b>64.57</b>           |
| <b>Total Operating Expense</b>              | <b>10,703.48</b> | <b>148.04</b>       | <b>20,345.65</b>  | <b>71.53</b>           |
| <b>NOI - Net Operating Income</b>           | <b>-3,473.48</b> | <b>-48.04</b>       | <b>8,099.35</b>   | <b>28.47</b>           |
| <b>Other Income &amp; Expense</b>           |                  |                     |                   |                        |
| <b>Other Income</b>                         |                  |                     |                   |                        |
| Interest on Bank Accounts                   | 2.69             | 0.04                | 10.76             | 0.04                   |
| <b>Total Other Income</b>                   | <b>2.69</b>      | <b>0.04</b>         | <b>10.76</b>      | <b>0.04</b>            |
| <b>Net Other Income</b>                     | <b>2.69</b>      | <b>0.04</b>         | <b>10.76</b>      | <b>0.04</b>            |
| Total Income                                | 7,232.69         | 100.04              | 28,455.76         | 100.04                 |
| Total Expense                               | 10,703.48        | 148.04              | 20,345.65         | 71.53                  |
| <b>Net Income</b>                           | <b>-3,470.79</b> | <b>-48.01</b>       | <b>8,110.11</b>   | <b>28.51</b>           |