

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,687.33
Savings/Reserve Account	156,323.56
Courtyards at Angel St Reserve #2	10,010.55
Total Cash	180,021.44
TOTAL ASSETS	180,021.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,600.00
Total Liabilities	2,600.00
Capital	
Retained Earnings	40,992.00
Calculated Retained Earnings	10,610.05
Calculated Prior Years Retained Earnings	125,819.39
Total Capital	177,421.44
TOTAL LIABILITIES & CAPITAL	180,021.44

Income Statement

Welch Randall LLC

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

As of: Jul 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
Operating Income & Expense				
Income				
Association Dues	6,810.00	99.85	48,535.00	99.69
Late Fee	10.00	0.15	150.00	0.31
Total Operating Income	6,820.00	100.00	48,685.00	100.00
Expense				
Property Management				
Management Fee	495.00	7.26	3,465.00	7.12
Total Property Management	495.00	7.26	3,465.00	7.12
Courtyards at Angel Street HOA				
AGL - Water	2,905.07	42.60	19,823.65	40.72
AGL - Insurance	0.00	0.00	675.30	1.39
AGL - Electricity	47.58	0.70	331.66	0.68
AGL- Snow Removal Services	0.00	0.00	4,335.00	8.90
AGL- Legal Services	0.00	0.00	379.00	0.78
AGL- Reimbursement	0.00	0.00	147.25	0.30
AGL- Landscape Maintenance	2,379.28	34.89	8,852.12	18.18
AGL- Maintenance & Repairs	85.00	1.25	85.00	0.17
Total Courtyards at Angel Street HOA	5,416.93	79.43	34,628.98	71.13
Total Operating Expense	5,911.93	86.69	38,093.98	78.25
NOI - Net Operating Income	908.07	13.31	10,591.02	21.75
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	2.79	0.04	19.03	0.04
Total Other Income	2.79	0.04	19.03	0.04
Net Other Income	2.79	0.04	19.03	0.04
Total Income	6,822.79	100.04	48,704.03	100.04
Total Expense	5,911.93	86.69	38,093.98	78.25

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	910.86	13.36	10,610.05	21.79