

## Balance Sheet

Properties: Evans Cove at Antelope Village HOA - 5300 S. Adams Ave Pkway Ste#8 Layton, UT 84040

As of: 11/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
ATV AFCU 60 Month CD - Matures 05.10.24	67,961.08
Checking - Cash in Bank	7,046.44
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,055.08
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	25,211.84
ATV AFCU Savings	1.27
ATV AFCU Savings #2	45,803.72
ATV AFCU Savings #3	0.54
ATV AFCU 12 Month CD - Matures 12.12.20	10,825.64
<b>Total Cash</b>	<b>161,905.61</b>
<b>TOTAL ASSETS</b>	<b>161,905.61</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,887.49
<b>Total Liabilities</b>	<b>3,887.49</b>
<b>Capital</b>	
Retained Earnings	254,913.85
Calculated Retained Earnings	-15,805.35
Calculated Prior Years Retained Earnings	-81,090.38
<b>Total Capital</b>	<b>158,018.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>161,905.61</b>

# Income Statement

Welch Randall

Properties: Evans Cove at Antelope Village HOA - 5300 S. Adams Ave Pkway Ste#8 Layton, UT 84040

As of: Nov 2020

Accounting Basis: Cash

Level of Detail: Detail View

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>				
ATV- Insurance Income	0.00	0.00	29,708.11	21.57
Association Dues	8,632.83	98.83	107,667.83	78.17
Fine & Violation	75.00	0.86	260.00	0.19
Interest Income	2.17	0.02	6.36	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.29	75.00	0.05
Miscellaneous Income	0.00	0.00	25.00	0.02
<b>Total Operating Income</b>	<b>8,735.00</b>	<b>100.00</b>	<b>137,742.30</b>	<b>100.00</b>
<b>Expense</b>				
<b>Antelope Village HOA Expenses</b>				
ATV- Landscaping	4,500.00	51.52	24,838.00	18.03
ATV- Water	5,339.93	61.13	54,152.76	39.31
ATV- Backflow Services	0.00	0.00	509.00	0.37
ATV- Maintenance & Repairs	1,141.24	13.07	31,729.50	23.04
ATV- Reimbursements	0.00	0.00	913.77	0.66
ATV- Utility Sprinklers	46.91	0.54	527.65	0.38
ATV- Office Expense & Services	18.00	0.21	530.00	0.38
ATV- Insurance	0.00	0.00	13,411.69	9.74
ATV- Snow Removal	0.00	0.00	3,200.00	2.32
ATV- Taxes & Accounting	0.00	0.00	1,041.00	0.76
ATV- Playground Maintenance	0.00	0.00	0.00	0.00
ATV- Asphalt Work	0.00	0.00	16,470.00	11.96
ATV- Legal Fees	0.00	0.00	1,702.00	1.24
<b>Total Antelope Village HOA Expenses</b>	<b>11,046.08</b>	<b>126.46</b>	<b>149,025.37</b>	<b>108.19</b>
<b>Property Management</b>				
Management Fee	640.00	7.33	7,040.00	5.11
<b>Total Property Management</b>	<b>640.00</b>	<b>7.33</b>	<b>7,040.00</b>	<b>5.11</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	5.00	0.06	5.00	0.00
<b>Total Administrative</b>	<b>5.00</b>	<b>0.06</b>	<b>5.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>5.00</b>	<b>0.06</b>	<b>5.00</b>	<b>0.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	11,691.08	133.84	156,070.37	113.31
NOI - Net Operating Income	-2,956.08	-33.84	-18,328.07	-13.31
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
HOA- ATV Reserve Income	0.00	0.00	0.00	0.00
Interest on Bank Accounts	230.60	2.64	2,522.72	1.83
<b>Total Other Income</b>	<b>230.60</b>	<b>2.64</b>	<b>2,522.72</b>	<b>1.83</b>
<b>Net Other Income</b>	<b>230.60</b>	<b>2.64</b>	<b>2,522.72</b>	<b>1.83</b>
Total Income	8,965.60	102.64	140,265.02	101.83
Total Expense	11,691.08	133.84	156,070.37	113.31
<b>Net Income</b>	<b>-2,725.48</b>	<b>-31.20</b>	<b>-15,805.35</b>	<b>-11.47</b>