

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
ATV AFCU 60 Month CD - Matures 05.10.24	72,276.01
Checking - Cash in Bank	15,998.55
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,230.82
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	25,978.78
ATV AFCU Savings	13,439.07
ATV AFCU Savings #2	45,987.97
ATV AFCU Savings #3	0.54
Total Cash	178,911.74
TOTAL ASSETS	178,911.74
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,570.30
Total Liabilities	3,570.30
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	11,411.88
Calculated Prior Years Retained Earnings	-90,984.29
Total Capital	175,341.44
TOTAL LIABILITIES & CAPITAL	178,911.74

Income Statement

Welch Randall

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

As of: Dec 2022

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				
ATV- Insurance Income	0.00	0.00	0.00	0.00
Association Dues	10,664.86	98.80	127,140.00	99.07
Fine & Violation	100.00	0.93	840.00	0.65
Interest Income	5.00	0.05	34.78	0.03
NSF Fees Collected	0.00	0.00	100.00	0.08
Late Fee	25.00	0.23	220.00	0.17
Total Operating Income	10,794.86	100.00	128,334.78	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	1,420.11	13.16	16,698.72	13.01
ATV- Water	5,038.93	46.68	61,702.93	48.08
ATV- Backflow Services	0.00	0.00	628.15	0.49
ATV- Maintenance & Repairs	1,120.00	10.38	3,698.83	2.88
ATV- Reimbursements	32.15	0.30	172.84	0.13
ATV- Utility Sprinklers	50.66	0.47	589.58	0.46
ATV- Office Expense & Services	29.00	0.27	183.75	0.14
ATV- Insurance	2,758.54	25.55	12,098.69	9.43
ATV- Snow Removal	3,174.50	29.41	4,495.50	3.50
ATV- Taxes & Accounting	0.00	0.00	965.00	0.75
ATV- Tree Maintenance	0.00	0.00	2,500.00	1.95
ATV- Landscape Improvements	1,640.00	15.19	8,270.00	6.44
Total Antelope Village HOA Expenses	15,263.89	141.40	112,003.99	87.27
Property Management				
Management Fee	640.00	5.93	7,680.00	5.98
Total Property Management	640.00	5.93	7,680.00	5.98
Total Operating Expense	15,903.89	147.33	119,683.99	93.26
NOI - Net Operating Income	-5,109.03	-47.33	8,650.79	6.74

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	258.15	2.39	2,761.09	2.15
Total Other Income	258.15	2.39	2,761.09	2.15
Net Other Income	258.15	2.39	2,761.09	2.15
Total Income	11,053.01	102.39	131,095.87	102.15
Total Expense	15,903.89	147.33	119,683.99	93.26
Net Income	-4,850.88	-44.94	11,411.88	8.89