

Balance Sheet

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

As of: 02/28/2023

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	72,639.87
Checking - Cash in Bank	22,961.51
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,244.70
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,042.36
ATV AFCU Savings	13,440.16
ATV AFCU Savings #2	46,122.35
ATV AFCU Savings #3	0.54
Total Cash	186,451.49
TOTAL ASSETS	186,451.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,963.30
Total Liabilities	4,963.30
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	6,146.75
Calculated Prior Years Retained Earnings	-79,572.41
Total Capital	181,488.19
TOTAL LIABILITIES & CAPITAL	186,451.49

Income Statement

Welch Randall

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

As of: Feb 2023

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	12,797.98	98.77	24,342.98	99.07
Fine & Violation	50.00	0.39	120.00	0.49
Interest Income	14.26	0.11	14.26	0.06
Late Fee	95.00	0.73	95.00	0.39
Total Operating Income	12,957.24	100.00	24,572.24	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	0.00	0.00	0.00	0.00
ATV- Water	5,093.21	39.31	10,165.18	41.37
ATV- Maintenance & Repairs	350.00	2.70	350.00	1.42
ATV- Utility Sprinklers	51.44	0.40	105.10	0.43
ATV- Office Expense & Services	32.00	0.25	32.00	0.13
ATV- Insurance	546.54	4.22	2,391.98	9.73
ATV- Snow Removal	4,022.00	31.04	4,022.00	16.37
ATV- Taxes & Accounting	660.00	5.09	660.00	2.69
Total Antelope Village HOA Expenses	10,755.19	83.01	17,726.26	72.14
Property Management				
Management Fee	640.00	4.94	1,280.00	5.21
Total Property Management	640.00	4.94	1,280.00	5.21
Total Operating Expense	11,395.19	87.94	19,006.26	77.35
NOI - Net Operating Income	1,562.05	12.06	5,565.98	22.65
Other Income & Expense				
Other Income				
Interest on Bank Accounts	289.60	2.24	580.77	2.36
Total Other Income	289.60	2.24	580.77	2.36
Net Other Income	289.60	2.24	580.77	2.36
Total Income	13,246.84	102.24	25,153.01	102.36
Total Expense	11,395.19	87.94	19,006.26	77.35

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,851.65	14.29	6,146.75	25.02