

## Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
ATV AFCU 60 Month CD - Matures 05.10.24	72,987.84
Checking - Cash in Bank	31,403.68
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,259.09
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,103.02
ATV AFCU Savings	1.09
ATV AFCU Savings #2	59,734.62
ATV AFCU Savings #3 - Roof Reserve	0.54
<b>Total Cash</b>	<b>195,489.88</b>
<b>TOTAL ASSETS</b>	<b>195,489.88</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,896.30
<b>Total Liabilities</b>	<b>4,896.30</b>
<b>Capital</b>	
Retained Earnings	254,913.85
Calculated Retained Earnings	15,252.14
Calculated Prior Years Retained Earnings	-79,572.41
<b>Total Capital</b>	<b>190,593.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>195,489.88</b>

## Income Statement

Welch Randall

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

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	12,080.00	99.59	48,620.00	99.26
Fine & Violation	50.00	0.41	220.00	0.45
Interest Income	0.00	0.00	19.66	0.04
Late Fee	0.00	0.00	125.00	0.26
<b>Total Operating Income</b>	<b>12,130.00</b>	<b>100.00</b>	<b>48,984.66</b>	<b>100.00</b>
<b>Expense</b>				
<b>Antelope Village HOA Expenses</b>				
ATV- Landscaping	0.00	0.00	0.00	0.00
ATV- Water	4,847.77	39.97	19,910.28	40.65
ATV- Maintenance & Repairs	565.00	4.66	915.00	1.87
ATV- Utility Sprinklers	49.73	0.41	204.44	0.42
ATV- Office Expense & Services	0.00	0.00	32.00	0.07
ATV- Insurance	1,083.50	8.93	4,558.98	9.31
ATV- Snow Removal	1,674.00	13.80	5,696.00	11.63
ATV- Taxes & Accounting	378.00	3.12	1,038.00	2.12
<b>Total Antelope Village HOA Expenses</b>	<b>8,598.00</b>	<b>70.88</b>	<b>32,354.70</b>	<b>66.05</b>
<b>Property Management</b>				
Management Fee	640.00	5.28	2,560.00	5.23
<b>Total Property Management</b>	<b>640.00</b>	<b>5.28</b>	<b>2,560.00</b>	<b>5.23</b>
<b>Total Operating Expense</b>	<b>9,238.00</b>	<b>76.16</b>	<b>34,914.70</b>	<b>71.28</b>
<b>NOI - Net Operating Income</b>	<b>2,892.00</b>	<b>23.84</b>	<b>14,069.96</b>	<b>28.72</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	323.76	2.67	1,182.18	2.41
<b>Total Other Income</b>	<b>323.76</b>	<b>2.67</b>	<b>1,182.18</b>	<b>2.41</b>
<b>Net Other Income</b>	<b>323.76</b>	<b>2.67</b>	<b>1,182.18</b>	<b>2.41</b>
Total Income	12,453.76	102.67	50,166.84	102.41
Total Expense	9,238.00	76.16	34,914.70	71.28

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>3,215.76</u>	<u>26.51</u>	<u>15,252.14</u>	<u>31.14</u>