

Balance Sheet

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

As of: 05/31/2023

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	73,165.41
Checking - Cash in Bank	33,088.20
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,266.42
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,133.92
ATV AFCU Savings	1.09
ATV AFCU Savings #2	59,859.93
ATV AFCU Savings #3 - Roof Reserve	0.54
Total Cash	197,515.51
TOTAL ASSETS	197,515.51
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,905.30
Total Liabilities	5,905.30
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	16,268.77
Calculated Prior Years Retained Earnings	-79,572.41
Total Capital	191,610.21
TOTAL LIABILITIES & CAPITAL	197,515.51

Income Statement

Welch Randall

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

As of: May 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	12,599.50	98.72	61,219.50	99.14
Fine & Violation	75.00	0.59	295.00	0.48
Interest Income	13.50	0.11	33.16	0.05
Late Fee	75.00	0.59	200.00	0.32
Total Operating Income	12,763.00	100.00	61,747.66	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	0.00	0.00	0.00	0.00
ATV- Water	5,300.89	41.53	25,211.17	40.83
ATV- Backflow Services	509.00	3.99	509.00	0.82
ATV- Maintenance & Repairs	75.00	0.59	990.00	1.60
ATV- Utility Sprinklers	47.28	0.37	251.72	0.41
ATV- Office Expense & Services	0.00	0.00	32.00	0.05
ATV- Insurance	1,083.50	8.49	5,642.48	9.14
ATV- Snow Removal	4,435.15	34.75	10,131.15	16.41
ATV- Taxes & Accounting	0.00	0.00	1,038.00	1.68
Total Antelope Village HOA Expenses	11,450.82	89.72	43,805.52	70.94
Property Management				
Management Fee	640.00	5.01	3,200.00	5.18
Total Property Management	640.00	5.01	3,200.00	5.18
Total Operating Expense	12,090.82	94.73	47,005.52	76.13
NOI - Net Operating Income	672.18	5.27	14,742.14	23.87
Other Income & Expense				
Other Income				
Interest on Bank Accounts	344.45	2.70	1,526.63	2.47
Total Other Income	344.45	2.70	1,526.63	2.47
Net Other Income	344.45	2.70	1,526.63	2.47
Total Income	13,107.45	102.70	63,274.29	102.47

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	12,090.82	94.73	47,005.52	76.13
Net Income	<u>1,016.63</u>	<u>7.97</u>	<u>16,268.77</u>	<u>26.35</u>