

**Balance Sheet**

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

As of: 07/31/2023

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	73,527.80
Checking - Cash in Bank	29,425.35
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,280.87
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,196.85
ATV AFCU Savings	1.09
ATV AFCU Savings #2	60,107.28
ATV AFCU Savings #3 - Roof Reserve	0.54
<b>Total Cash</b>	<b>194,539.78</b>
<b>TOTAL ASSETS</b>	<b>194,539.78</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,863.30
<b>Total Liabilities</b>	<b>5,863.30</b>
<b>Capital</b>	
Retained Earnings	254,913.85
Calculated Retained Earnings	13,335.04
Calculated Prior Years Retained Earnings	-79,572.41
<b>Total Capital</b>	<b>188,676.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>194,539.78</b>

# Income Statement

Welch Randall

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

As of: Jul 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	12,082.80	99.07	85,527.30	99.20
Fine & Violation	50.00	0.41	395.00	0.46
Interest Income	13.50	0.11	46.66	0.05
Late Fee	50.00	0.41	250.00	0.29
<b>Total Operating Income</b>	<b>12,196.30</b>	<b>100.00</b>	<b>86,218.96</b>	<b>100.00</b>
<b>Expense</b>				
<b>Antelope Village HOA Expenses</b>				
ATV- Landscaping	0.00	0.00	3,212.65	3.73
ATV- Water	6,162.29	50.53	36,143.35	41.92
ATV- Backflow Services	0.00	0.00	574.00	0.67
ATV- Maintenance & Repairs	0.00	0.00	1,515.00	1.76
ATV- Reimbursements	10.00	0.08	10.00	0.01
ATV- Utility Sprinklers	47.55	0.39	345.57	0.40
ATV- Office Expense & Services	0.00	0.00	117.50	0.14
ATV- Insurance	1,083.50	8.88	7,809.48	9.06
ATV- Snow Removal	0.00	0.00	10,131.15	11.75
ATV- Taxes & Accounting	0.00	0.00	1,038.00	1.20
ATV- Tree Maintenance	2,900.00	23.78	2,900.00	3.36
ATV- Landscape Improvements	675.00	5.53	6,827.00	7.92
<b>Total Antelope Village HOA Expenses</b>	<b>10,878.34</b>	<b>89.19</b>	<b>70,623.70</b>	<b>81.91</b>
<b>Property Management</b>				
Management Fee	640.00	5.25	4,480.00	5.20
<b>Total Property Management</b>	<b>640.00</b>	<b>5.25</b>	<b>4,480.00</b>	<b>5.20</b>
<b>Total Operating Expense</b>	<b>11,518.34</b>	<b>94.44</b>	<b>75,103.70</b>	<b>87.11</b>
<b>NOI - Net Operating Income</b>	<b>677.96</b>	<b>5.56</b>	<b>11,115.26</b>	<b>12.89</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	345.44	2.83	2,219.78	2.57

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	345.44	2.83	2,219.78	2.57
Net Other Income	345.44	2.83	2,219.78	2.57
Total Income	12,541.74	102.83	88,438.74	102.57
Total Expense	11,518.34	94.44	75,103.70	87.11
Net Income	<u>1,023.40</u>	<u>8.39</u>	<u>13,335.04</u>	<u>15.47</u>