

Balance Sheet

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

As of: 08/31/2023

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	73,712.65
Checking - Cash in Bank	28,698.07
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,288.23
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,228.89
ATV AFCU Savings	1.09
ATV AFCU Savings #2	60,233.37
ATV AFCU Savings #3 - Roof Reserve	0.54
Total Cash	194,162.84
TOTAL ASSETS	194,162.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,209.79
Total Liabilities	4,209.79
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	14,611.61
Calculated Prior Years Retained Earnings	-79,572.41
Total Capital	189,953.05
TOTAL LIABILITIES & CAPITAL	194,162.84

Income Statement

Welch Randall

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

As of: Aug 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	11,902.70	98.84	97,430.00	99.15
Fine & Violation	100.00	0.83	495.00	0.50
Interest Income	5.33	0.04	51.99	0.05
Late Fee	34.60	0.29	284.60	0.29
Total Operating Income	12,042.63	100.00	98,261.59	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	3,324.30	27.60	6,536.95	6.65
ATV- Water	5,907.41	49.05	42,050.76	42.79
ATV- Backflow Services	0.00	0.00	574.00	0.58
ATV- Maintenance & Repairs	115.00	0.95	1,630.00	1.66
ATV- Reimbursements	0.00	0.00	10.00	0.01
ATV- Utility Sprinklers	49.30	0.41	394.87	0.40
ATV- Office Expense & Services	0.00	0.00	117.50	0.12
ATV- Insurance	1,083.50	9.00	8,892.98	9.05
ATV- Snow Removal	0.00	0.00	10,131.15	10.31
ATV- Taxes & Accounting	0.00	0.00	1,038.00	1.06
ATV- Tree Maintenance	0.00	0.00	2,900.00	2.95
ATV- Landscape Improvements	0.00	0.00	6,827.00	6.95
Total Antelope Village HOA Expenses	10,479.51	87.02	81,103.21	82.54
Property Management				
Management Fee	640.00	5.31	5,120.00	5.21
Total Property Management	640.00	5.31	5,120.00	5.21
Total Operating Expense	11,119.51	92.33	86,223.21	87.75
NOI - Net Operating Income	923.12	7.67	12,038.38	12.25
Other Income & Expense				
Other Income				
Interest on Bank Accounts	353.45	2.93	2,573.23	2.62

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	353.45	2.93	2,573.23	2.62
Net Other Income	353.45	2.93	2,573.23	2.62
Total Income	12,396.08	102.93	100,834.82	102.62
Total Expense	11,119.51	92.33	86,223.21	87.75
Net Income	1,276.57	10.60	14,611.61	14.87