

Balance Sheet

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

As of: 09/30/2023

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	73,897.96
Checking - Cash in Bank	27,183.48
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,295.36
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,260.97
ATV AFCU Savings	1.09
ATV AFCU Savings #2	60,365.55
ATV AFCU Savings #3 - Roof Reserve	0.54
Total Cash	193,004.95
TOTAL ASSETS	193,004.95
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,243.79
Total Liabilities	4,243.79
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	13,419.72
Calculated Prior Years Retained Earnings	-79,572.41
Total Capital	188,761.16
TOTAL LIABILITIES & CAPITAL	193,004.95

Income Statement

Welch Randall

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

As of: Sep 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	12,566.90	97.03	109,996.90	98.91
Fine & Violation	250.00	1.93	745.00	0.67
Interest Income	18.90	0.15	70.89	0.06
Late Fee	115.40	0.89	400.00	0.36
Total Operating Income	12,951.20	100.00	111,212.79	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	6,247.20	48.24	12,784.15	11.50
ATV- Water	6,325.13	48.84	48,375.89	43.50
ATV- Backflow Services	0.00	0.00	574.00	0.52
ATV- Maintenance & Repairs	75.00	0.58	1,705.00	1.53
ATV- Reimbursements	75.20	0.58	85.20	0.08
ATV- Utility Sprinklers	48.70	0.38	443.57	0.40
ATV- Office Expense & Services	8.00	0.06	125.50	0.11
ATV- Insurance	1,083.50	8.37	9,976.48	8.97
ATV- Snow Removal	0.00	0.00	10,131.15	9.11
ATV- Taxes & Accounting	0.00	0.00	1,038.00	0.93
ATV- Tree Maintenance	0.00	0.00	2,900.00	2.61
ATV- Landscape Improvements	0.00	0.00	6,827.00	6.14
Total Antelope Village HOA Expenses	13,862.73	107.04	94,965.94	85.39
Property Management				
Management Fee	640.00	4.94	5,760.00	5.18
Total Property Management	640.00	4.94	5,760.00	5.18
Total Operating Expense	14,502.73	111.98	100,725.94	90.57
NOI - Net Operating Income	-1,551.53	-11.98	10,486.85	9.43
Other Income & Expense				
Other Income				
Interest on Bank Accounts	359.64	2.78	2,932.87	2.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	359.64	2.78	2,932.87	2.64
Net Other Income	359.64	2.78	2,932.87	2.64
Total Income	13,310.84	102.78	114,145.66	102.64
Total Expense	14,502.73	111.98	100,725.94	90.57
Net Income	-1,191.89	-9.20	13,419.72	12.07