

Balance Sheet

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

As of: 10/31/2023

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	74,077.75
Checking - Cash in Bank	31,432.76
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,302.74
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,292.05
ATV AFCU Savings	1.09
ATV AFCU Savings #2	60,502.44
ATV AFCU Savings #3 - Roof Reserve	0.54
Total Cash	197,609.37
TOTAL ASSETS	197,609.37
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,537.79
Total Liabilities	4,537.79
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	17,730.14
Calculated Prior Years Retained Earnings	-79,572.41
Total Capital	193,071.58
TOTAL LIABILITIES & CAPITAL	197,609.37

Income Statement

Welch Randall

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

As of: Oct 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	12,186.00	98.26	122,182.90	98.84
Fine & Violation	100.00	0.81	845.00	0.68
Interest Income	16.20	0.13	87.09	0.07
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	100.00	0.81	500.00	0.40
Total Operating Income	12,402.20	100.00	123,614.99	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Landscaping	0.00	0.00	12,784.15	10.34
ATV- Water	6,589.45	53.13	54,965.34	44.46
ATV- Backflow Services	0.00	0.00	574.00	0.46
ATV- Maintenance & Repairs	85.00	0.69	1,790.00	1.45
ATV- Reimbursements	0.00	0.00	85.20	0.07
ATV- Utility Sprinklers	51.75	0.42	495.32	0.40
ATV- Office Expense & Services	0.00	0.00	125.50	0.10
ATV- Insurance	1,083.50	8.74	11,059.98	8.95
ATV- Snow Removal	0.00	0.00	10,131.15	8.20
ATV- Taxes & Accounting	0.00	0.00	1,038.00	0.84
ATV- Tree Maintenance	0.00	0.00	2,900.00	2.35
ATV- Landscape Improvements	0.00	0.00	6,827.00	5.52
Total Antelope Village HOA Expenses	7,809.70	62.97	102,775.64	83.14
Property Management				
Management Fee	640.00	5.16	6,400.00	5.18
Total Property Management	640.00	5.16	6,400.00	5.18
Total Operating Expense	8,449.70	68.13	109,175.64	88.32
NOI - Net Operating Income	3,952.50	31.87	14,439.35	11.68

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	357.92	2.89	3,290.79	2.66
Total Other Income	357.92	2.89	3,290.79	2.66
Net Other Income	357.92	2.89	3,290.79	2.66
Total Income	12,760.12	102.89	126,905.78	102.66
Total Expense	8,449.70	68.13	109,175.64	88.32
Net Income	4,310.42	34.76	17,730.14	14.34