

## Balance Sheet

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

As of: 11/30/2023

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	74,263.98
Checking - Cash in Bank	20,508.08
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,309.89
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,324.21
ATV AFCU Savings	1.09
ATV AFCU Savings #2	66,735.33
ATV AFCU Savings #3 - Roof Reserve	4,116.99
<b>Total Cash</b>	<b>197,259.57</b>
<b>TOTAL ASSETS</b>	<b>197,259.57</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,323.69
<b>Total Liabilities</b>	<b>3,323.69</b>
<b>Capital</b>	
Retained Earnings	254,913.85
Calculated Retained Earnings	18,594.44
Calculated Prior Years Retained Earnings	-79,572.41
<b>Total Capital</b>	<b>193,935.88</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>197,259.57</b>

# Income Statement

Welch Randall

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

As of: Nov 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	12,604.10	98.74	134,787.00	98.83
Fine & Violation	100.00	0.78	945.00	0.69
Interest Income	10.80	0.08	97.89	0.07
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	50.00	0.39	550.00	0.40
<b>Total Operating Income</b>	<b>12,764.90</b>	<b>100.00</b>	<b>136,379.89</b>	<b>100.00</b>
<b>Expense</b>				
<b>Antelope Village HOA Expenses</b>				
ATV- Rain Gutter	3,835.00	30.04	3,835.00	2.81
ATV- Landscaping	0.00	0.00	12,784.15	9.37
ATV- Water	5,947.53	46.59	60,912.87	44.66
ATV- Backflow Services	0.00	0.00	574.00	0.42
ATV- Maintenance & Repairs	625.00	4.90	2,415.00	1.77
ATV- Reimbursements	85.94	0.67	171.14	0.13
ATV- Utility Sprinklers	50.18	0.39	545.50	0.40
ATV- Office Expense & Services	0.00	0.00	125.50	0.09
ATV- Insurance	1,083.50	8.49	12,143.48	8.90
ATV- Snow Removal	0.00	0.00	10,131.15	7.43
ATV- Taxes & Accounting	0.00	0.00	1,038.00	0.76
ATV- Tree Maintenance	0.00	0.00	2,900.00	2.13
ATV- Landscape Improvements	0.00	0.00	6,827.00	5.01
<b>Total Antelope Village HOA Expenses</b>	<b>11,627.15</b>	<b>91.09</b>	<b>114,402.79</b>	<b>83.89</b>
<b>Property Management</b>				
Management Fee	640.00	5.01	7,040.00	5.16
<b>Total Property Management</b>	<b>640.00</b>	<b>5.01</b>	<b>7,040.00</b>	<b>5.16</b>
<b>Total Operating Expense</b>	<b>12,267.15</b>	<b>96.10</b>	<b>121,442.79</b>	<b>89.05</b>
<b>NOI - Net Operating Income</b>	<b>497.75</b>	<b>3.90</b>	<b>14,937.10</b>	<b>10.95</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	366.55	2.87	3,657.34	2.68
<b>Total Other Income</b>	<b>366.55</b>	<b>2.87</b>	<b>3,657.34</b>	<b>2.68</b>
<b>Net Other Income</b>	<b>366.55</b>	<b>2.87</b>	<b>3,657.34</b>	<b>2.68</b>
Total Income	13,131.45	102.87	140,037.23	102.68
Total Expense	12,267.15	96.10	121,442.79	89.05
<b>Net Income</b>	<b>864.30</b>	<b>6.77</b>	<b>18,594.44</b>	<b>13.63</b>