

## Balance Sheet

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

As of: 01/31/2024

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	74,631.81
Checking - Cash in Bank	23,775.74
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,324.70
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,387.60
ATV AFCU Savings	1.09
ATV AFCU Savings #2	69,491.28
ATV AFCU Savings #3 - Roof Reserve	5,781.92
<b>Total Cash</b>	<b>205,394.14</b>
<b>TOTAL ASSETS</b>	<b>205,394.14</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,567.79
<b>Total Liabilities</b>	<b>5,567.79</b>
<b>Capital</b>	
Retained Earnings	254,913.85
Calculated Retained Earnings	4,269.40
Calculated Prior Years Retained Earnings	-59,356.90
<b>Total Capital</b>	<b>199,826.35</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>205,394.14</b>

# Income Statement

## Welch Randall

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

As of: Jan 2024

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	11,881.21	99.25	11,881.21	99.25
Fine & Violation	30.00	0.25	30.00	0.25
Interest Income	5.39	0.05	5.39	0.05
Late Fee	54.10	0.45	54.10	0.45
<b>Total Operating Income</b>	<b>11,970.70</b>	<b>100.00</b>	<b>11,970.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Antelope Village HOA Expenses</b>				
ATV- Water	5,097.93	42.59	5,097.93	42.59
ATV- Maintenance & Repairs	150.00	1.25	150.00	1.25
ATV- Reimbursements	480.00	4.01	480.00	4.01
ATV- Utility Sprinklers	53.40	0.45	53.40	0.45
ATV- Insurance	1,164.93	9.73	1,164.93	9.73
ATV- Snow Removal	505.00	4.22	505.00	4.22
<b>Total Antelope Village HOA Expenses</b>	<b>7,451.26</b>	<b>62.25</b>	<b>7,451.26</b>	<b>62.25</b>
<b>Property Management</b>				
Management Fee	640.00	5.35	640.00	5.35
<b>Total Property Management</b>	<b>640.00</b>	<b>5.35</b>	<b>640.00</b>	<b>5.35</b>
<b>Total Operating Expense</b>	<b>8,091.26</b>	<b>67.59</b>	<b>8,091.26</b>	<b>67.59</b>
<b>NOI - Net Operating Income</b>	<b>3,879.44</b>	<b>32.41</b>	<b>3,879.44</b>	<b>32.41</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	389.96	3.26	389.96	3.26
<b>Total Other Income</b>	<b>389.96</b>	<b>3.26</b>	<b>389.96</b>	<b>3.26</b>
<b>Net Other Income</b>	<b>389.96</b>	<b>3.26</b>	<b>389.96</b>	<b>3.26</b>
Total Income	12,360.66	103.26	12,360.66	103.26
Total Expense	8,091.26	67.59	8,091.26	67.59
<b>Net Income</b>	<b>4,269.40</b>	<b>35.67</b>	<b>4,269.40</b>	<b>35.67</b>