

Balance Sheet

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

As of: 02/29/2024

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 | 74,819.43 |
| Checking - Cash in Bank | 26,612.64 |
| Antelope Village AFCU 60 Month CD #2 Matures 03.31.25 | 5,331.64 |
| Antelope Village AFCU 60 Month CD #3 Matures 04.08.25 | 26,419.87 |
| ATV AFCU Savings | 1.09 |
| ATV AFCU Savings #2 | 70,826.88 |
| ATV AFCU Savings #3 - Roof Reserve | 6,590.76 |
| Total Cash | 210,602.31 |
| TOTAL ASSETS | 210,602.31 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 5,732.79 |
| Total Liabilities | 5,732.79 |
| Capital | |
| Retained Earnings | 254,913.85 |
| Calculated Retained Earnings | 9,312.57 |
| Calculated Prior Years Retained Earnings | -59,356.90 |
| Total Capital | 204,869.52 |
| TOTAL LIABILITIES & CAPITAL | 210,602.31 |

Income Statement

Welch Randall

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

As of: Feb 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 |
|--|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 12,674.30 | 98.47 | 24,555.51 | 98.85 |
| Fine & Violation | 50.00 | 0.39 | 80.00 | 0.32 |
| Interest Income | 21.60 | 0.17 | 26.99 | 0.11 |
| Late Fee | 125.00 | 0.97 | 179.10 | 0.72 |
| Total Operating Income | 12,870.90 | 100.00 | 24,841.60 | 100.00 |
| Expense | | | | |
| Antelope Village HOA Expenses | | | | |
| ATV- Rain Gutter | 185.00 | 1.44 | 185.00 | 0.74 |
| ATV- Water | 5,069.61 | 39.39 | 10,167.54 | 40.93 |
| ATV- Maintenance & Repairs | 0.00 | 0.00 | 150.00 | 0.60 |
| ATV- Reimbursements | 34.19 | 0.27 | 514.19 | 2.07 |
| ATV- Utility Sprinklers | 52.13 | 0.41 | 105.53 | 0.42 |
| ATV- Office Expense & Services | 0.00 | 0.00 | 0.00 | 0.00 |
| ATV- Insurance | 2,230.37 | 17.33 | 3,395.30 | 13.67 |
| ATV- Snow Removal | 0.00 | 0.00 | 505.00 | 2.03 |
| ATV- Taxes & Accounting | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Antelope Village HOA Expenses | 7,571.30 | 58.82 | 15,022.56 | 60.47 |
| Property Management | | | | |
| Management Fee | 640.00 | 4.97 | 1,280.00 | 5.15 |
| Total Property Management | 640.00 | 4.97 | 1,280.00 | 5.15 |
| Total Operating Expense | 8,211.30 | 63.80 | 16,302.56 | 65.63 |
| NOI - Net Operating Income | 4,659.60 | 36.20 | 8,539.04 | 34.37 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 383.57 | 2.98 | 773.53 | 3.11 |
| Total Other Income | 383.57 | 2.98 | 773.53 | 3.11 |
| Net Other Income | 383.57 | 2.98 | 773.53 | 3.11 |
| Total Income | 13,254.47 | 102.98 | 25,615.13 | 103.11 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|-----------------|---------------------|-------------------|------------------------|
| Total Expense | 8,211.30 | 63.80 | 16,302.56 | 65.63 |
| Net Income | <u>5,043.17</u> | <u>39.18</u> | <u>9,312.57</u> | <u>37.49</u> |