

# Balance Sheet

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

As of: 03/31/2024

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               | 74,995.39         |
| Checking - Cash in Bank                               | 25,202.03         |
| Antelope Village AFCU 60 Month CD #2 Matures 03.31.25 | 5,339.07          |
| Antelope Village AFCU 60 Month CD #3 Matures 04.08.25 | 26,450.10         |
| ATV AFCU Savings                                      | 1.09              |
| ATV AFCU Savings #2                                   | 72,254.89         |
| ATV AFCU Savings #3 - Roof Reserve                    | 7,454.70          |
| <b>Total Cash</b>                                     | <b>211,697.27</b> |
| <b>TOTAL ASSETS</b>                                   | <b>211,697.27</b> |
| <b>LIABILITIES &amp; CAPITAL</b>                      |                   |
| <b>Liabilities</b>                                    |                   |
| Prepaid Rent  | 5,267.79          |
| <b>Total Liabilities</b>                              | <b>5,267.79</b>   |
| <b>Capital</b>  |                   |
| Retained Earnings                                     | 254,913.85        |
| Calculated Retained Earnings                          | 10,872.53         |
| Calculated Prior Years Retained Earnings              | -59,356.90        |
| <b>Total Capital</b>                                  | <b>206,429.48</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>                | <b>211,697.27</b> |

# Income Statement

Welch Randall

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

As of: Mar 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                           | 12,111.79        | 99.61               | 36,667.30         | 99.10                  |
| Fine & Violation                           | 0.00             | 0.00                | 80.00             | 0.22                   |
| Interest Income                            | 2.70             | 0.02                | 29.69             | 0.08                   |
| Late Fee                                   | 45.00            | 0.37                | 224.10            | 0.61                   |
| <b>Total Operating Income</b>              | <b>12,159.49</b> | <b>100.00</b>       | <b>37,001.09</b>  | <b>100.00</b>          |
| <b>Expense</b>                             |                  |                     |                   |                        |
| <b>Antelope Village HOA Expenses</b>       |                  |                     |                   |                        |
| ATV- Rain Gutter                           | 0.00             | 0.00                | 185.00            | 0.50                   |
| ATV- Water                                 | 5,126.25         | 42.16               | 15,293.79         | 41.33                  |
| ATV- Maintenance & Repairs                 | 0.00             | 0.00                | 150.00            | 0.41                   |
| ATV- Reimbursements                        | 0.00             | 0.00                | 514.19            | 1.39                   |
| ATV- Utility Sprinklers                    | 51.75            | 0.43                | 157.28            | 0.43                   |
| ATV- Office Expense & Services             | 116.50           | 0.96                | 116.50            | 0.31                   |
| ATV- Insurance                             | 1,159.37         | 9.53                | 4,554.67          | 12.31                  |
| ATV- Snow Removal                          | 2,409.00         | 19.81               | 2,914.00          | 7.88                   |
| ATV- Taxes & Accounting                    | 1,482.00         | 12.19               | 1,482.00          | 4.01                   |
| <b>Total Antelope Village HOA Expenses</b> | <b>10,344.87</b> | <b>85.08</b>        | <b>25,367.43</b>  | <b>68.56</b>           |
| <b>Property Management</b>                 |                  |                     |                   |                        |
| Management Fee                             | 640.00           | 5.26                | 1,920.00          | 5.19                   |
| <b>Total Property Management</b>           | <b>640.00</b>    | <b>5.26</b>         | <b>1,920.00</b>   | <b>5.19</b>            |
| <b>Total Operating Expense</b>             | <b>10,984.87</b> | <b>90.34</b>        | <b>27,287.43</b>  | <b>73.75</b>           |
| <b>NOI - Net Operating Income</b>          | <b>1,174.62</b>  | <b>9.66</b>         | <b>9,713.66</b>   | <b>26.25</b>           |
| <b>Other Income &amp; Expense</b>          |                  |                     |                   |                        |
| <b>Other Income</b>                        |                  |                     |                   |                        |
| Interest on Bank Accounts                  | 385.34           | 3.17                | 1,158.87          | 3.13                   |
| <b>Total Other Income</b>                  | <b>385.34</b>    | <b>3.17</b>         | <b>1,158.87</b>   | <b>3.13</b>            |
| <b>Net Other Income</b>                    | <b>385.34</b>    | <b>3.17</b>         | <b>1,158.87</b>   | <b>3.13</b>            |
| <b>Total Income</b>                        | <b>12,544.83</b> | <b>103.17</b>       | <b>38,159.96</b>  | <b>103.13</b>          |

# Income Statement

| Account Name  | Selected Month  | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|-----------------|---------------------|-------------------|------------------------|
| Total Expense | 10,984.87       | 90.34               | 27,287.43         | 73.75                  |
| Net Income    | <u>1,559.96</u> | <u>12.83</u>        | <u>10,872.53</u>  | <u>29.38</u>           |