Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,978.66
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,445.70
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	26,866.33
ATV AFCU Savings	1.09
ATV AFCU Savings #2	90,811.69
ATV AFCU Savings #3 - Roof Reserve	96,012.48
Total Cash	**235,115.95**
TOTAL ASSETS	**235,115.95**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,809.92
Total Liabilities	**9,809.92**
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	15,748.09
Calculated Prior Years Retained Earnings	-45,355.91
Total Capital	**225,306.03**
TOTAL LIABILITIES & CAPITAL	**235,115.95**

Income Statement

Welch Randall

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

As of: Apr 2025

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	13,735.00	99.53	55,530.00	99.51
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	9.00	0.07	28.65	0.05
Late Fee	56.00	0.41	245.15	0.44
Total Operating Income	**13,800.00**	**100.00**	**55,803.80**	**100.00**
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	200.00	1.45	700.00	1.25
ATV- Landscaping	1,950.00	14.13	9,975.00	17.88
ATV- Water	4,864.69	35.25	19,739.60	35.37
ATV- Maintenance & Repairs	0.00	0.00	200.00	0.36
ATV- Reimbursements	0.00	0.00	53.58	0.10
ATV- Utility Sprinklers/Electricity	48.33	0.35	205.36	0.37
ATV- Office Expense & Services	0.00	0.00	50.00	0.09
ATV- Insurance	1,372.03	9.94	5,187.09	9.30
ATV- Snow Removal	0.00	0.00	0.00	0.00
ATV- Taxes & Accounting	384.00	2.78	1,714.00	3.07
ATV- Legal Fees	1,080.00	7.83	1,080.00	1.94
Total Antelope Village HOA Expenses	**9,899.05**	**71.73**	**38,904.63**	**69.72**
Property Management				
Management Fee	640.00	4.64	2,560.00	4.59
Total Property Management	**640.00**	**4.64**	**2,560.00**	**4.59**
Total Operating Expense	**10,539.05**	**76.37**	**41,464.63**	**74.30**
NOI - Net Operating Income	**3,260.95**	**23.63**	**14,339.17**	**25.70**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	367.99	2.67	1,408.92	2.52
Total Other Income	**367.99**	**2.67**	**1,408.92**	**2.52**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	367.99	2.67	1,408.92	2.52
Total Income	14,167.99	102.67	57,212.72	102.52
Total Expense	10,539.05	76.37	41,464.63	74.30
Net Income	**3,628.94**	**26.30**	**15,748.09**	**28.22**