Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,974.79
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,521.71
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	27,238.23
ATV AFCU Savings	1.09
ATV AFCU Savings #2	97,027.09
ATV AFCU Savings #3 - Roof Reserve	100,459.85
Total Cash	253,222.76
TOTAL ASSETS	253,222.76
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,180.92
Total Liabilities	7,180.92
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	36,587.68
Calculated Prior Years Retained Earnings	-45,459.69
Total Capital	246,041.84
TOTAL LIABILITIES & CAPITAL	253,222.76

Income Statement

Welch Randall

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

As of: Aug 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	13,710.00	99.82	111,120.00	99.58
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	70.67	0.06
Late Fee	25.00	0.18	400.00	0.36
Total Operating Income	13,735.00	100.00	111,590.67	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	1,365.00	1.22
ATV- Landscaping	2,320.00	16.89	20,350.00	18.24
ATV- Water	0.00	0.00	35,969.15	32.23
ATV- Backflow Services	549.00	4.00	549.00	0.49
ATV- Maintenance & Repairs	0.00	0.00	550.00	0.49
ATV- Reimbursements	0.00	0.00	53.58	0.05
ATV- Utility Sprinklers/Electricity	47.35	0.34	394.43	0.35
ATV- Office Expense & Services	18.00	0.13	225.75	0.20
ATV- Insurance	1,372.03	9.99	10,675.21	9.57
ATV- Snow Removal	0.00	0.00	0.00	0.00
ATV- Taxes & Accounting	0.00	0.00	1,714.00	1.54
ATV- Legal Fees	0.00	0.00	1,080.00	0.97
ATV- Pet Waste Stations	169.00	1.23	169.00	0.15
Total Antelope Village HOA Expenses	4,475.38	32.58	73,095.12	65.50
Property Management				
Management Fee	640.00	4.66	5,120.00	4.59
Total Property Management	640.00	4.66	5,120.00	4.59
Total Operating Expense	5,115.38	37.24	78,215.12	70.09
NOI - Net Operating Income	8,619.62	62.76	33,375.55	29.91

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	468.96	3.41	3,212.13	2.88
Total Other Income	468.96	3.41	3,212.13	2.88
Net Other Income	468.96	3.41	3,212.13	2.88
Total Income	14,203.96	103.41	114,802.80	102.88
Total Expense	5,115.38	37.24	78,215.12	70.09
Net Income	9,088.58	66.17	36,587.68	32.79