

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,912.05
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,405.43
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,738.46
ATV AFCU Savings	1.09
ATV AFCU Savings #2	84,768.48
ATV AFCU Savings #3 - Roof Reserve	91,727.22
Total Cash	219,552.73
TOTAL ASSETS	219,552.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,994.79
Total Liabilities	9,994.79
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	14,000.99
Calculated Prior Years Retained Earnings	-59,356.90
Total Capital	209,557.94
TOTAL LIABILITIES & CAPITAL	219,552.73

Income Statement

Welch Randall

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

As of: Dec 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	12,228.18	99.84	146,984.00	99.29
Fine & Violation	0.00	0.00	280.00	0.19
Interest Income	2.15	0.02	79.52	0.05
Late Fee	17.85	0.15	696.95	0.47
Total Operating Income	12,248.18	100.00	148,040.47	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	4,621.00	3.12
ATV- Landscaping	0.00	0.00	25,921.07	17.51
ATV- Water	4,959.09	40.49	66,494.24	44.92
ATV- Backflow Services	0.00	0.00	532.00	0.36
ATV- Maintenance & Repairs	0.00	0.00	4,606.47	3.11
ATV- Reimbursements	584.93	4.78	4,110.77	2.78
ATV- Utility Sprinklers/Electricity	52.48	0.43	603.31	0.41
ATV- Office Expense & Services	150.00	1.22	302.75	0.20
ATV- Insurance	2,538.04	20.72	16,367.67	11.06
ATV- Snow Removal	0.00	0.00	3,279.00	2.21
ATV- Taxes & Accounting	0.00	0.00	1,482.00	1.00
ATV- Tree Maintenance	0.00	0.00	2,905.00	1.96
ATV- Landscape Improvements	0.00	0.00	0.00	0.00
Total Antelope Village HOA Expenses	8,284.54	67.64	131,225.28	88.64
Property Management				
Management Fee	640.00	5.23	7,680.00	5.19
Total Property Management	640.00	5.23	7,680.00	5.19
Total Operating Expense	8,924.54	72.86	138,905.28	93.83
NOI - Net Operating Income	3,323.64	27.14	9,135.19	6.17

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	348.23	2.84	4,865.80	3.29
Total Other Income	348.23	2.84	4,865.80	3.29
Net Other Income	348.23	2.84	4,865.80	3.29
Total Income	12,596.41	102.84	152,906.27	103.29
Total Expense	8,924.54	72.86	138,905.28	93.83
Net Income	3,671.87	29.98	14,000.99	9.46