

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,123.24
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,419.77
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,803.90
ATV AFCU Savings	1.09
ATV AFCU Savings #2	87,740.53
ATV AFCU Savings #3 - Roof Reserve	93,819.09
Total Cash	228,907.62
TOTAL ASSETS	228,907.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,046.92
Total Liabilities	12,046.92
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	7,302.76
Calculated Prior Years Retained Earnings	-45,355.91
Total Capital	216,860.70
TOTAL LIABILITIES & CAPITAL	228,907.62

Income Statement

Welch Randall

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

As of: Feb 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	13,840.25	99.70	28,009.40	99.57
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	6.15	0.04	14.25	0.05
Late Fee	35.00	0.25	107.15	0.38
Total Operating Income	13,881.40	100.00	28,130.80	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	200.00	1.44	500.00	1.78
ATV- Landscaping	1,950.00	14.05	6,075.00	21.60
ATV- Water	4,862.33	35.03	9,776.58	34.75
ATV- Maintenance & Repairs	0.00	0.00	200.00	0.71
ATV- Reimbursements	0.00	0.00	53.58	0.19
ATV- Utility Sprinklers/Electricity	52.34	0.38	107.28	0.38
ATV- Insurance	3,514.03	25.31	3,514.03	12.49
ATV- Snow Removal	0.00	0.00	0.00	0.00
Total Antelope Village HOA Expenses	10,578.70	76.21	20,226.47	71.90
Property Management				
Management Fee	640.00	4.61	1,280.00	4.55
Total Property Management	640.00	4.61	1,280.00	4.55
Total Operating Expense	11,218.70	80.82	21,506.47	76.45
NOI - Net Operating Income	2,662.70	19.18	6,624.33	23.55
Other Income & Expense				
Other Income				
Interest on Bank Accounts	325.07	2.34	678.43	2.41
Total Other Income	325.07	2.34	678.43	2.41
Net Other Income	325.07	2.34	678.43	2.41
Total Income	14,206.47	102.34	28,809.23	102.41
Total Expense	11,218.70	80.82	21,506.47	76.45

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	2,987.77	21.52	7,302.76	25.96