

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,363.22
Antelope Village AFCU 60 Month CD #2 Matures 03.31.25	5,412.96
Antelope Village AFCU 60 Month CD #3 Matures 04.08.25	26,771.16
ATV AFCU Savings	1.09
ATV AFCU Savings #2	86,141.10
ATV AFCU Savings #3 - Roof Reserve	92,714.70
Total Cash	226,404.23
TOTAL ASSETS	226,404.23
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,531.30
Total Liabilities	12,531.30
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	4,314.99
Calculated Prior Years Retained Earnings	-45,355.91
Total Capital	213,872.93
TOTAL LIABILITIES & CAPITAL	226,404.23

Income Statement

Welch Randall

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

As of: Jan 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	14,169.15	99.44	14,169.15	99.44
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	8.10	0.06	8.10	0.06
Late Fee	72.15	0.51	72.15	0.51
Total Operating Income	14,249.40	100.00	14,249.40	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	300.00	2.11	300.00	2.11
ATV- Landscaping	4,125.00	28.95	4,125.00	28.95
ATV- Water	4,914.25	34.49	4,914.25	34.49
ATV- Maintenance & Repairs	200.00	1.40	200.00	1.40
ATV- Reimbursements	53.58	0.38	53.58	0.38
ATV- Utility Sprinklers/Electricity	54.94	0.39	54.94	0.39
ATV- Insurance	0.00	0.00	0.00	0.00
ATV- Snow Removal	0.00	0.00	0.00	0.00
Total Antelope Village HOA Expenses	9,647.77	67.71	9,647.77	67.71
Property Management				
Management Fee	640.00	4.49	640.00	4.49
Total Property Management	640.00	4.49	640.00	4.49
Total Operating Expense	10,287.77	72.20	10,287.77	72.20
NOI - Net Operating Income	3,961.63	27.80	3,961.63	27.80
Other Income & Expense				
Other Income				
Interest on Bank Accounts	353.36	2.48	353.36	2.48
Total Other Income	353.36	2.48	353.36	2.48
Net Other Income	353.36	2.48	353.36	2.48
Total Income	14,602.76	102.48	14,602.76	102.48
Total Expense	10,287.77	72.20	10,287.77	72.20

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,314.99	30.28	4,314.99	30.28