

## Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                                          | Balance           |
|-------------------------------------------------------|-------------------|
| <b>ASSETS</b>                                         |                   |
| <b>Cash</b>                                           |                   |
| Checking - Cash in Bank                               | 17,943.87         |
| Antelope Village AFCU 60 Month CD #2 Matures 03.31.30 | 5,502.46          |
| Antelope Village AFCU 60 Month CD #3 Matures 04.08.30 | 27,143.25         |
| ATV AFCU Savings                                      | 1.09              |
| ATV AFCU Savings #2                                   | 95,470.22         |
| ATV AFCU Savings #3 - Roof Reserve                    | 99,339.29         |
| <b>Total Cash</b>                                     | <b>245,400.18</b> |
| <b>TOTAL ASSETS</b>                                   | <b>245,400.18</b> |
| <b>LIABILITIES &amp; CAPITAL</b>                      |                   |
| <b>Liabilities</b>                                    |                   |
| Prepaid Rent                                          | 8,451.92          |
| <b>Total Liabilities</b>                              | <b>8,451.92</b>   |
| <b>Capital</b>                                        |                   |
| Retained Earnings                                     | 254,913.85        |
| Calculated Retained Earnings                          | 27,494.10         |
| Calculated Prior Years Retained Earnings              | -45,459.69        |
| <b>Total Capital</b>                                  | <b>236,948.26</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>                | <b>245,400.18</b> |

# Income Statement

Welch Randall

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

As of: Jul 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 |
|--------------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>      |                  |                     |                   |                        |
| <b>Income</b>                              |                  |                     |                   |                        |
| Association Dues                           | 13,879.50        | 100.00              | 97,410.00         | 99.54                  |
| Fine & Violation                           | 0.00             | 0.00                | 0.00              | 0.00                   |
| Interest Income                            | 0.00             | 0.00                | 70.67             | 0.07                   |
| Late Fee                                   | 0.00             | 0.00                | 375.00            | 0.38                   |
| <b>Total Operating Income</b>              | <b>13,879.50</b> | <b>100.00</b>       | <b>97,855.67</b>  | <b>100.00</b>          |
| <b>Expense</b>                             |                  |                     |                   |                        |
| <b>Antelope Village HOA Expenses</b>       |                  |                     |                   |                        |
| ATV- Rain Gutter                           | 0.00             | 0.00                | 1,365.00          | 1.39                   |
| ATV- Landscaping                           | 2,210.00         | 15.92               | 18,030.00         | 18.43                  |
| ATV- Water                                 | 5,948.21         | 42.86               | 35,974.15         | 36.76                  |
| ATV- Backflow Services                     | 0.00             | 0.00                | 0.00              | 0.00                   |
| ATV- Maintenance & Repairs                 | 0.00             | 0.00                | 550.00            | 0.56                   |
| ATV- Reimbursements                        | 0.00             | 0.00                | 53.56             | 0.05                   |
| ATV- Utility Sprinklers/Electricity        | 48.60            | 0.35                | 347.08            | 0.35                   |
| ATV- Office Expense & Services             | 0.00             | 0.00                | 207.75            | 0.21                   |
| ATV- Insurance                             | 1,372.03         | 9.89                | 9,303.18          | 9.51                   |
| ATV- Snow Removal                          | 0.00             | 0.00                | 0.00              | 0.00                   |
| ATV- Taxes & Accounting                    | 0.00             | 0.00                | 1,714.00          | 1.75                   |
| ATV- Legal Fees                            | 0.00             | 0.00                | 1,080.00          | 1.10                   |
| <b>Total Antelope Village HOA Expenses</b> | <b>9,578.84</b>  | <b>69.01</b>        | <b>68,624.74</b>  | <b>70.13</b>           |
| <b>Property Management</b>                 |                  |                     |                   |                        |
| Management Fee                             | 640.00           | 4.61                | 4,480.00          | 4.58                   |
| <b>Total Property Management</b>           | <b>640.00</b>    | <b>4.61</b>         | <b>4,480.00</b>   | <b>4.58</b>            |
| <b>Total Operating Expense</b>             | <b>10,218.84</b> | <b>73.63</b>        | <b>73,104.74</b>  | <b>74.71</b>           |
| <b>NOI - Net Operating Income</b>          | <b>3,660.66</b>  | <b>26.37</b>        | <b>24,750.93</b>  | <b>25.29</b>           |
| <b>Other Income &amp; Expense</b>          |                  |                     |                   |                        |
| <b>Other Income</b>                        |                  |                     |                   |                        |
| Interest on Bank Accounts                  | 452.47           | 3.26                | 2,743.17          | 2.80                   |

# Income Statement

| Account Name       | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------------|----------------|---------------------|-------------------|------------------------|
| Total Other Income | 452.47         | 3.26                | 2,743.17          | 2.80                   |
| Net Other Income   | 452.47         | 3.26                | 2,743.17          | 2.80                   |
| Total Income       | 14,331.97      | 103.26              | 100,598.84        | 102.80                 |
| Total Expense      | 10,218.84      | 73.63               | 73,104.74         | 74.71                  |
| Net Income         | 4,113.13       | 29.63               | 27,494.10         | 28.10                  |

