

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,778.84
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,464.76
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	26,957.31
ATV AFCU Savings	1.09
ATV AFCU Savings #2	92,345.85
ATV AFCU Savings #3 - Roof Reserve	97,109.36
Total Cash	241,657.21
TOTAL ASSETS	241,657.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,453.92
Total Liabilities	8,453.92
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	23,645.35
Calculated Prior Years Retained Earnings	-45,355.91
Total Capital	233,203.29
TOTAL LIABILITIES & CAPITAL	241,657.21

Income Statement

Welch Randall

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

As of: May 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	14,245.50	99.01	69,775.50	99.41
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	25.13	0.17	53.78	0.08
Late Fee	117.00	0.81	362.15	0.52
Total Operating Income	14,387.63	100.00	70,191.43	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	700.00	1.00
ATV- Landscaping	0.00	0.00	9,975.00	14.21
ATV- Water	4,874.13	33.88	24,613.73	35.07
ATV- Maintenance & Repairs	0.00	0.00	200.00	0.28
ATV- Reimbursements	0.00	0.00	53.58	0.08
ATV- Utility Sprinklers/Electricity	46.71	0.32	252.07	0.36
ATV- Office Expense & Services	0.00	0.00	50.00	0.07
ATV- Insurance	1,372.03	9.54	6,559.12	9.34
ATV- Snow Removal	0.00	0.00	0.00	0.00
ATV- Taxes & Accounting	0.00	0.00	1,714.00	2.44
ATV- Legal Fees	0.00	0.00	1,080.00	1.54
Total Antelope Village HOA Expenses	6,292.87	43.74	45,197.50	64.39
Property Management				
Management Fee	640.00	4.45	3,200.00	4.56
Total Property Management	640.00	4.45	3,200.00	4.56
Total Operating Expense	6,932.87	48.19	48,397.50	68.95
NOI - Net Operating Income	7,454.76	51.81	21,793.93	31.05
Other Income & Expense				
Other Income				
Interest on Bank Accounts	442.50	3.08	1,851.42	2.64
Total Other Income	442.50	3.08	1,851.42	2.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	442.50	3.08	1,851.42	2.64
Total Income	14,830.13	103.08	72,042.85	102.64
Total Expense	6,932.87	48.19	48,397.50	68.95
Net Income	7,897.26	54.89	23,645.35	33.69