Balance Sheet

Properties: Evans Cove at Antelope Village HOA - 5300 S. Adams Ave Pkway Ste#8 Layton, UT 84040
As of: 09/30/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,559.04
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,540.41
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	27,333.54
ATV AFCU Savings	1.09
ATV AFCU Savings #2	98,564.36
ATV AFCU Savings #3 - Roof Reserve	101,617.65
Total Cash	**247,616.09**
TOTAL ASSETS	**247,616.09**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,564.92
Total Liabilities	**7,564.92**
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	30,597.01
Calculated Prior Years Retained Earnings	-45,459.69
Total Capital	**240,051.17**
TOTAL LIABILITIES & CAPITAL	**247,616.09**

Income Statement

Welch Randall

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

As of: Sep 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	13,860.00	99.64	124,980.00	99.59
Fine & Violation	50.00	0.36	50.00	0.04
Interest Income	0.00	0.00	70.67	0.06
Late Fee	0.00	0.00	400.00	0.32
Total Operating Income	**13,910.00**	**100.00**	**125,500.67**	**100.00**
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	300.00	2.16	1,665.00	1.33
ATV- Landscaping	2,210.00	15.89	22,560.00	17.98
ATV- Water	7,938.76	57.07	51,211.83	40.81
ATV- Backflow Services	0.00	0.00	549.00	0.44
ATV- Maintenance & Repairs	551.46	3.96	1,101.46	0.88
ATV- Reimbursements	0.00	0.00	53.58	0.04
ATV- Utility Sprinklers/Electricity	48.69	0.35	443.12	0.35
ATV- Office Expense & Services	20.00	0.14	245.75	0.20
ATV- Insurance	1,372.03	9.86	12,047.24	9.60
ATV- Snow Removal	0.00	0.00	0.00	0.00
ATV- Taxes & Accounting	0.00	0.00	1,714.00	1.37
ATV- Legal Fees	0.00	0.00	1,080.00	0.86
ATV- Pet Waste Stations	30.33	0.22	199.33	0.16
Total Antelope Village HOA Expenses	**12,471.27**	**89.66**	**92,870.31**	**74.00**
Property Management				
Management Fee	640.00	4.60	5,760.00	4.59
Total Property Management	**640.00**	**4.60**	**5,760.00**	**4.59**
Total Operating Expense	**13,111.27**	**94.26**	**98,630.31**	**78.59**
NOI - Net Operating Income	**798.73**	**5.74**	**26,870.36**	**21.41**

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	514.52	3.70	3,726.65	2.97
Total Other Income	**514.52**	**3.70**	**3,726.65**	**2.97**
Net Other Income	**514.52**	**3.70**	**3,726.65**	**2.97**
Total Income	14,424.52	103.70	129,227.32	102.97
Total Expense	13,111.27	94.26	98,630.31	78.59
Net Income	**1,313.25**	**9.44**	**30,597.01**	**24.38**