

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,544.25
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,753.56
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	28,381.89
ATV AFCU Savings	1.09
ATV AFCU Savings #2	100,687.94
ATV AFCU Savings #3 - Roof Reserve	114,933.76
Total Cash	280,302.49
TOTAL ASSETS	280,302.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,166.06
Total Liabilities	8,166.06
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	30,624.68
Calculated Prior Years Retained Earnings	-13,402.10
Total Capital	272,136.43
TOTAL LIABILITIES & CAPITAL	280,302.49

Income Statement

Welch Randall LLC

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

As of: Aug 2026

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				
ATV- Insurance Income	0.00	0.00	1,071.00	0.93
Association Dues	13,735.00	100.00	113,655.36	98.54
Fine & Violation	0.00	0.00	100.00	0.09
Interest Income	0.00	0.00	111.21	0.10
Late Fee	0.00	0.00	400.00	0.35
Total Operating Income	13,735.00	100.00	115,337.57	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	0.00	0.00
ATV- Landscaping	0.00	0.00	18,542.00	16.08
ATV- Water	6,610.85	48.13	44,400.15	38.50
ATV- Backflow Services	0.00	0.00	598.50	0.52
ATV- Maintenance & Repairs	0.00	0.00	446.02	0.39
ATV- Reimbursements	0.00	0.00	67.53	0.06
ATV- Utility Sprinklers/Electricity	44.66	0.33	379.21	0.33
ATV- Office Expense & Services	0.00	0.00	179.00	0.16
ATV- Insurance	1,744.55	12.70	16,106.80	13.96
ATV- Taxes & Accounting	0.00	0.00	1,861.00	1.61
ATV- Legal Fees	0.00	0.00	1,525.96	1.32
ATV- Pet Waste Stations	0.00	0.00	297.16	0.26
Total Antelope Village HOA Expenses	8,400.06	61.16	84,403.33	73.18
Property Management				
Management Fee	640.00	4.66	5,120.00	4.44
Total Property Management	640.00	4.66	5,120.00	4.44
Total Operating Expense	9,040.06	65.82	89,523.33	77.62
NOI - Net Operating Income	4,694.94	34.18	25,814.24	22.38

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	608.76	4.43	4,810.44	4.17
Total Other Income	608.76	4.43	4,810.44	4.17
Net Other Income	608.76	4.43	4,810.44	4.17
Total Income	14,343.76	104.43	120,148.01	104.17
Total Expense	9,040.06	65.82	89,523.33	77.62
Net Income	5,303.70	38.61	30,624.68	26.55