

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,842.56
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,733.50
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	28,282.92
ATV AFCU Savings	1.09
ATV AFCU Savings #2	114,922.78
ATV AFCU Savings #3 - Roof Reserve	113,706.94
Total Cash	276,489.79
TOTAL ASSETS	276,489.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,657.06
Total Liabilities	9,657.06
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	25,320.98
Calculated Prior Years Retained Earnings	-13,402.10
Total Capital	266,832.73
TOTAL LIABILITIES & CAPITAL	276,489.79

Income Statement

Welch Randall LLC

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

As of: Jul 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	1.05
Association Dues	14,350.00	99.81	99,920.36	98.34
Fine & Violation	0.00	0.00	100.00	0.10
Interest Income	3.00	0.02	111.21	0.11
Late Fee	25.00	0.17	400.00	0.39
Total Operating Income	14,378.00	100.00	101,602.57	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	0.00	0.00
ATV- Landscaping	2,235.00	15.54	18,542.00	18.25
ATV- Water	6,022.86	41.89	37,789.30	37.19
ATV- Backflow Services	598.50	4.16	598.50	0.59
ATV- Maintenance & Repairs	0.00	0.00	446.02	0.44
ATV- Reimbursements	48.25	0.34	67.53	0.07
ATV- Utility Sprinklers/Electricity	44.70	0.31	334.55	0.33
ATV- Office Expense & Services	0.00	0.00	179.00	0.18
ATV- Insurance	1,744.55	12.13	14,362.25	14.14
ATV- Taxes & Accounting	0.00	0.00	1,861.00	1.83
ATV- Legal Fees	0.00	0.00	1,525.96	1.50
ATV- Pet Waste Stations	50.00	0.35	297.16	0.29
Total Antelope Village HOA Expenses	10,743.86	74.72	76,003.27	74.80
Property Management				
Management Fee	640.00	4.45	4,480.00	4.41
Total Property Management	640.00	4.45	4,480.00	4.41
Total Operating Expense	11,383.86	79.18	80,483.27	79.21
NOI - Net Operating Income	2,994.14	20.82	21,119.30	20.79

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	629.33	4.38	4,201.68	4.14
Total Other Income	629.33	4.38	4,201.68	4.14
Net Other Income	629.33	4.38	4,201.68	4.14
Total Income	15,007.33	104.38	105,804.25	104.14
Total Expense	11,383.86	79.18	80,483.27	79.21
Net Income	3,623.47	25.20	25,320.98	24.92