

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	11,694.56
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,713.51
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	28,187.47
ATV AFCU Savings	1.09
ATV AFCU Savings #2	113,255.75
ATV AFCU Savings #3 - Roof Reserve	112,499.94
Total Cash	271,352.32
TOTAL ASSETS	271,352.32
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,143.06
Total Liabilities	8,143.06
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	21,697.51
Calculated Prior Years Retained Earnings	-13,402.10
Total Capital	263,209.26
TOTAL LIABILITIES & CAPITAL	271,352.32

Income Statement

Welch Randall LLC

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

As of: Jun 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	1.23
Association Dues	14,100.00	99.82	85,570.36	98.10
Fine & Violation	0.00	0.00	100.00	0.11
Interest Income	0.00	0.00	108.21	0.12
Late Fee	25.00	0.18	375.00	0.43
Total Operating Income	14,125.00	100.00	87,224.57	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	0.00	0.00
ATV- Landscaping	6,707.00	47.48	16,307.00	18.70
ATV- Water	5,284.18	37.41	31,766.44	36.42
ATV- Maintenance & Repairs	371.49	2.63	446.02	0.51
ATV- Reimbursements	0.00	0.00	19.28	0.02
ATV- Utility Sprinklers/Electricity	46.19	0.33	289.85	0.33
ATV- Office Expense & Services	0.00	0.00	179.00	0.21
ATV- Insurance	1,744.55	12.35	12,617.70	14.47
ATV- Taxes & Accounting	0.00	0.00	1,861.00	2.13
ATV- Legal Fees	103.25	0.73	1,525.96	1.75
ATV- Pet Waste Stations	50.00	0.35	247.16	0.28
Total Antelope Village HOA Expenses	14,306.66	101.29	65,259.41	74.82
Property Management				
Management Fee	640.00	4.53	3,840.00	4.40
Total Property Management	640.00	4.53	3,840.00	4.40
Total Operating Expense	14,946.66	105.82	69,099.41	79.22
NOI - Net Operating Income	-821.66	-5.82	18,125.16	20.78
Other Income & Expense				
Other Income				
Interest on Bank Accounts	609.14	4.31	3,572.35	4.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	609.14	4.31	3,572.35	4.10
Net Other Income	609.14	4.31	3,572.35	4.10
Total Income	14,734.14	104.31	90,796.92	104.10
Total Expense	14,946.66	105.82	69,099.41	79.22
Net Income	-212.52	-1.50	21,697.51	24.88