

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,486.98
Antelope Village AFCU 60 Month CD #2 Matures 03.31.30	5,694.23
Antelope Village AFCU 60 Month CD #3 Matures 04.08.30	28,089.18
ATV AFCU Savings	1.09
ATV AFCU Savings #2	111,654.32
ATV AFCU Savings #3 - Roof Reserve	111,340.04
Total Cash	273,265.84
TOTAL ASSETS	273,265.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,844.06
Total Liabilities	9,844.06
Capital	
Retained Earnings	254,913.85
Calculated Retained Earnings	21,910.03
Calculated Prior Years Retained Earnings	-13,402.10
Total Capital	263,421.78
TOTAL LIABILITIES & CAPITAL	273,265.84

Income Statement

Welch Randall LLC

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

As of: May 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	1.47
Association Dues	13,562.28	100.00	71,470.36	97.77
Fine & Violation	0.00	0.00	100.00	0.14
Interest Income	0.00	0.00	108.21	0.15
Late Fee	0.00	0.00	350.00	0.48
Total Operating Income	13,562.28	100.00	73,099.57	100.00
Expense				
Antelope Village HOA Expenses				
ATV- Rain Gutter	0.00	0.00	0.00	0.00
ATV- Landscaping	3,750.00	27.65	9,600.00	13.13
ATV- Water	5,229.90	38.56	26,482.26	36.23
ATV- Maintenance & Repairs	74.53	0.55	74.53	0.10
ATV- Reimbursements	0.00	0.00	19.28	0.03
ATV- Utility Sprinklers/Electricity	46.19	0.34	243.66	0.33
ATV- Office Expense & Services	161.50	1.19	179.00	0.24
ATV- Insurance	1,744.55	12.86	10,873.15	14.87
ATV- Taxes & Accounting	0.00	0.00	1,861.00	2.55
ATV- Legal Fees	130.46	0.96	1,422.71	1.95
ATV- Pet Waste Stations	45.50	0.34	197.16	0.27
Total Antelope Village HOA Expenses	11,182.63	82.45	50,952.75	69.70
Property Management				
Management Fee	640.00	4.72	3,200.00	4.38
Total Property Management	640.00	4.72	3,200.00	4.38
Total Operating Expense	11,822.63	87.17	54,152.75	74.08
NOI - Net Operating Income	1,739.65	12.83	18,946.82	25.92
Other Income & Expense				
Other Income				
Interest on Bank Accounts	616.38	4.54	2,963.21	4.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	616.38	4.54	2,963.21	4.05
Net Other Income	616.38	4.54	2,963.21	4.05
Total Income	14,178.66	104.54	76,062.78	104.05
Total Expense	11,822.63	87.17	54,152.75	74.08
Net Income	2,356.03	17.37	21,910.03	29.97