

## Balance Sheet

Properties: Aspen Village - 728 N. Gramercy Ave. Ogden, UT 84404-3869

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	27,161.36
Savings/Reserve Account	76,742.29
<b>Total Cash</b>	<b>103,903.65</b>
<b>TOTAL ASSETS</b>	<b>103,903.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,661.68
<b>Total Liabilities</b>	<b>7,661.68</b>
<b>Capital</b>	
Retained Earnings	55,474.28
Calculated Retained Earnings	29,847.15
Calculated Prior Years Retained Earnings	10,920.54
<b>Total Capital</b>	<b>96,241.97</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>103,903.65</b>

## Income Statement

Welch Randall

Properties: Aspen Village - 728 N. Gramercy Ave. Ogden, UT 84404-3869

As of: Apr 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	10,312.97	99.29	39,769.98	99.35
Fine & Violation	30.48	0.29	50.00	0.12
Interest Income	10.51	0.10	66.14	0.17
Late Fee	32.81	0.32	145.48	0.36
<b>Total Operating Income</b>	<b>10,386.77</b>	<b>100.00</b>	<b>40,031.60</b>	<b>100.00</b>
<b>Expense</b>				
<b>Aspen Village HOA</b>				
AVA: Insurance	854.50	8.23	3,417.01	8.54
AVA: Legal Services	0.00	0.00	31.00	0.08
AVA: Taxes/Licenses	0.00	0.00	395.00	0.99
AVA: Administration Supplies	0.00	0.00	245.50	0.61
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	101.36	0.98	405.44	1.01
AVA: Garbage	889.21	8.56	3,693.92	9.23
AVA: Grounds Maintenance	0.00	0.00	11,549.75	28.85
AVA: Misc. Expenses	0.00	0.00	100.00	0.25
AVA- Other Expense	0.00	0.00	0.00	0.00
<b>Total Aspen Village HOA</b>	<b>1,845.07</b>	<b>17.76</b>	<b>19,837.62</b>	<b>49.55</b>
Monthly Software Fee	75.00	0.72	300.00	0.75
<b>Property Management</b>				
Management Fee	540.00	5.20	2,160.00	5.40
<b>Total Property Management</b>	<b>540.00</b>	<b>5.20</b>	<b>2,160.00</b>	<b>5.40</b>
<b>Total Operating Expense</b>	<b>2,460.07</b>	<b>23.68</b>	<b>22,297.62</b>	<b>55.70</b>
<b>NOI - Net Operating Income</b>	<b>7,926.70</b>	<b>76.32</b>	<b>17,733.98</b>	<b>44.30</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	3,419.92	32.93	12,078.88	30.17
Interest on Bank Accounts	0.00	0.00	34.29	0.09
<b>Total Other Income</b>	<b>3,419.92</b>	<b>32.93</b>	<b>12,113.17</b>	<b>30.26</b>
<b>Net Other Income</b>	<b>3,419.92</b>	<b>32.93</b>	<b>12,113.17</b>	<b>30.26</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	13,806.69	132.93	52,144.77	130.26
Total Expense	2,460.07	23.68	22,297.62	55.70
Net Income	<u>11,346.62</u>	<u>109.24</u>	<u>29,847.15</u>	<u>74.56</u>