

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,461.00
Savings/Reserve Account	82,224.80
Total Cash	107,685.80
TOTAL ASSETS	107,685.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,824.69
Total Liabilities	7,824.69
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	33,466.29
Calculated Prior Years Retained Earnings	10,920.54
Total Capital	99,861.11
TOTAL LIABILITIES & CAPITAL	107,685.80

Income Statement

Welch Randall

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

As of: May 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
Operating Income & Expense				
Income				
Association Dues	9,510.01	99.68	49,279.99	99.41
Fine & Violation	0.00	0.00	50.00	0.10
Interest Income	13.13	0.14	79.27	0.16
Late Fee	17.19	0.18	162.67	0.33
Total Operating Income	9,540.33	100.00	49,571.93	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	854.50	8.96	4,271.51	8.62
AVA: Legal Services	0.00	0.00	31.00	0.06
AVA: Taxes/Licenses	0.00	0.00	395.00	0.80
AVA: Administration Supplies	0.00	0.00	245.50	0.50
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	101.36	1.06	506.80	1.02
AVA: Garbage	949.01	9.95	4,642.93	9.37
AVA: Grounds Maintenance	6,254.00	65.55	17,803.75	35.91
AVA: Misc. Expenses	0.00	0.00	100.00	0.20
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	0.00	0.00	0.00	0.00
Total Aspen Village HOA	8,158.87	85.52	27,996.49	56.48
Monthly Software Fee	75.00	0.79	375.00	0.76
Property Management				
Management Fee	540.00	5.66	2,700.00	5.45
Total Property Management	540.00	5.66	2,700.00	5.45
Total Operating Expense	8,773.87	91.97	31,071.49	62.68
NOI - Net Operating Income	766.46	8.03	18,500.44	37.32
Other Income & Expense				
Other Income				
Special Assessment	2,852.68	29.90	14,931.56	30.12
AVA - Insurance Income	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	0.00	34.29	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	2,852.68	29.90	14,965.85	30.19
Net Other Income	2,852.68	29.90	14,965.85	30.19
Total Income	12,393.01	129.90	64,537.78	130.19
Total Expense	8,773.87	91.97	31,071.49	62.68
Net Income	3,619.14	37.94	33,466.29	67.51