

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,996.57
Savings/Reserve Account	59,131.04
Total Cash	90,127.61
TOTAL ASSETS	90,127.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,055.89
Total Liabilities	8,055.89
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	15,676.90
Calculated Prior Years Retained Earnings	10,920.54
Total Capital	82,071.72
TOTAL LIABILITIES & CAPITAL	90,127.61

Income Statement

Welch Randall

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

As of: Jun 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	10,811.49	99.38	60,091.48	99.43
Fine & Violation	0.00	0.00	50.00	0.08
Interest Income	27.78	0.26	104.42	0.17
Late Fee	40.00	0.37	192.67	0.32
Total Operating Income	10,879.27	100.00	60,438.57	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	854.17	7.85	5,125.68	8.48
AVA: Legal Services	0.00	0.00	31.00	0.05
AVA: Taxes/Licenses	0.00	0.00	395.00	0.65
AVA: Administration Supplies	0.00	0.00	245.50	0.41
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	951.50	8.75	1,458.30	2.41
AVA: Garbage	1,039.21	9.55	5,682.14	9.40
AVA: Grounds Maintenance	6,430.51	59.11	17,980.26	29.75
AVA: Misc. Expenses	0.00	0.00	100.00	0.17
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	0.00	0.00	0.00	0.00
AVA- Capital Improvements	27,900.00	256.45	27,900.00	46.16
Total Aspen Village HOA	37,175.39	341.71	58,917.88	97.48
Monthly Software Fee	75.00	0.69	450.00	0.74
Property Management				
Management Fee	540.00	4.96	3,240.00	5.36
Total Property Management	540.00	4.96	3,240.00	5.36
Total Operating Expense	37,790.39	347.36	62,607.88	103.59
NOI - Net Operating Income	-26,911.12	-247.36	-2,169.31	-3.59
Other Income & Expense				
Other Income				
Special Assessment	2,828.80	26.00	17,760.36	29.39
AVA - Insurance Income	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	51.56	0.47	85.85	0.14
Total Other Income	2,880.36	26.48	17,846.21	29.53
Net Other Income	2,880.36	26.48	17,846.21	29.53
Total Income	13,759.63	126.48	78,284.78	129.53
Total Expense	37,790.39	347.36	62,607.88	103.59
Net Income	-24,030.76	-220.89	15,676.90	25.94