

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	27,692.78
Savings/Reserve Account	55,422.04
Total Cash	83,114.82
TOTAL ASSETS	83,114.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,969.94
Total Liabilities	8,969.94
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	7,750.06
Calculated Prior Years Retained Earnings	10,920.54
Total Capital	74,144.88
TOTAL LIABILITIES & CAPITAL	83,114.82

Income Statement

Welch Randall

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

As of: Jul 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	9,809.75	98.95	69,901.23	99.36
Fine & Violation	50.00	0.50	100.00	0.14
Interest Income	23.64	0.24	128.06	0.18
Late Fee	30.00	0.30	222.67	0.32
Total Operating Income	9,913.39	100.00	70,351.96	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	854.17	8.62	5,979.85	8.50
AVA: Legal Services	0.00	0.00	31.00	0.04
AVA: Taxes/Licenses	0.00	0.00	395.00	0.56
AVA: Administration Supplies	193.50	1.95	439.00	0.62
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	1,437.36	14.50	2,895.66	4.12
AVA: Garbage	1,218.46	12.29	6,900.60	9.81
AVA: Grounds Maintenance	7,700.00	77.67	25,680.26	36.50
AVA: Misc. Expenses	0.00	0.00	100.00	0.14
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	0.00	0.00	0.00	0.00
AVA- Roof Repairs	8,700.00	87.76	8,700.00	12.37
AVA- Capital Improvements	0.00	0.00	27,900.00	39.66
Total Aspen Village HOA	20,103.49	202.79	79,021.37	112.32
Monthly Software Fee	75.00	0.76	525.00	0.75
Property Management				
Management Fee	540.00	5.45	3,780.00	5.37
Total Property Management	540.00	5.45	3,780.00	5.37
Total Operating Expense	20,718.49	209.00	83,326.37	118.44
NOI - Net Operating Income	-10,805.10	-109.00	-12,974.41	-18.44
Other Income & Expense				
Other Income				
Special Assessment	2,878.26	29.03	20,638.62	29.34

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
AVA - Insurance Income	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	0.00	85.85	0.12
Total Other Income	2,878.26	29.03	20,724.47	29.46
Net Other Income	2,878.26	29.03	20,724.47	29.46
Total Income	12,791.65	129.03	91,076.43	129.46
Total Expense	20,718.49	209.00	83,326.37	118.44
Net Income	-7,926.84	-79.96	7,750.06	11.02