

## Balance Sheet

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

As of: 08/31/2023

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                  | 27,644.55        |
| Savings/Reserve Account                  | 43,762.10        |
| <b>Total Cash</b>                        | <b>71,406.65</b> |
| <b>TOTAL ASSETS</b>                      | <b>71,406.65</b> |
| <br>                                     |                  |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 8,093.51         |
| <b>Total Liabilities</b>                 | <b>8,093.51</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 55,474.28        |
| Calculated Retained Earnings             | -3,081.68        |
| Calculated Prior Years Retained Earnings | 10,920.54        |
| <b>Total Capital</b>                     | <b>63,313.14</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>71,406.65</b> |

# Income Statement

Welch Randall

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

As of: Aug 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                      | 10,441.68         | 99.36               | 80,389.42         | 99.36                  |
| Fine & Violation                      | 0.00              | 0.00                | 100.00            | 0.12                   |
| Interest Income                       | 17.51             | 0.17                | 145.57            | 0.18                   |
| Late Fee                              | 50.00             | 0.48                | 272.67            | 0.34                   |
| <b>Total Operating Income</b>         | <b>10,509.19</b>  | <b>100.00</b>       | <b>80,907.66</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                   |                     |                   |                        |
| <b>Aspen Village HOA</b>              |                   |                     |                   |                        |
| AVA: Insurance                        | 1,843.17          | 17.54               | 7,823.02          | 9.67                   |
| AVA: Legal Services                   | 0.00              | 0.00                | 31.00             | 0.04                   |
| AVA: Taxes/Licenses                   | 0.00              | 0.00                | 395.00            | 0.49                   |
| AVA: Administration Supplies          | 12.50             | 0.12                | 451.50            | 0.56                   |
| AVA: Maintenance Supplies             | 0.00              | 0.00                | 0.00              | 0.00                   |
| AVA: Utilities                        | 1,919.68          | 18.27               | 4,815.34          | 5.95                   |
| AVA: Garbage                          | 889.21            | 8.46                | 7,789.81          | 9.63                   |
| AVA: Grounds Maintenance              | 2,150.00          | 20.46               | 27,830.26         | 34.40                  |
| AVA: Misc. Expenses                   | 0.00              | 0.00                | 100.00            | 0.12                   |
| 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             | 16,500.00         | 157.01              | 53,100.00         | 65.63                  |
| AVA- Exterior Pest Control            | 490.00            | 4.66                | 490.00            | 0.61                   |
| <b>Total Aspen Village HOA</b>        | <b>23,804.56</b>  | <b>226.51</b>       | <b>102,825.93</b> | <b>127.09</b>          |
| Monthly Software Fee                  | 75.00             | 0.71                | 600.00            | 0.74                   |
| <b>Property Management</b>            |                   |                     |                   |                        |
| Management Fee                        | 540.00            | 5.14                | 4,320.00          | 5.34                   |
| <b>Total Property Management</b>      | <b>540.00</b>     | <b>5.14</b>         | <b>4,320.00</b>   | <b>5.34</b>            |
| <b>Total Operating Expense</b>        | <b>24,419.56</b>  | <b>232.36</b>       | <b>107,745.93</b> | <b>133.17</b>          |
| <b>NOI - Net Operating Income</b>     | <b>-13,910.37</b> | <b>-132.36</b>      | <b>-26,838.27</b> | <b>-33.17</b>          |
| <b>Other Income &amp; Expense</b>     |                   |                     |                   |                        |
| <b>Other Income</b>                   |                   |                     |                   |                        |
| Special Assessment                    | 3,032.12          | 28.85               | 23,670.74         | 29.26                  |

## Income Statement

| Account Name                 | Selected Month    | % of Selected Month | Year to Month End | % of Year to Month End |
|------------------------------|-------------------|---------------------|-------------------|------------------------|
| AVA - Insurance<br>Income    | 0.00              | 0.00                | 0.00              | 0.00                   |
| Interest on Bank<br>Accounts | 0.00              | 0.00                | 85.85             | 0.11                   |
| <b>Total Other Income</b>    | <b>3,032.12</b>   | <b>28.85</b>        | <b>23,756.59</b>  | <b>29.36</b>           |
| <b>Net Other Income</b>      | <b>3,032.12</b>   | <b>28.85</b>        | <b>23,756.59</b>  | <b>29.36</b>           |
| Total Income                 | 13,541.31         | 128.85              | 104,664.25        | 129.36                 |
| Total Expense                | 24,419.56         | 232.36              | 107,745.93        | 133.17                 |
| <b>Net Income</b>            | <b>-10,878.25</b> | <b>-103.51</b>      | <b>-3,081.68</b>  | <b>-3.81</b>           |