

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 26,517.79 |
| Savings/Reserve Account | 48,965.42 |
| Total Cash | 75,483.21 |
| TOTAL ASSETS | 75,483.21 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 7,417.70 |
| Total Liabilities | 7,417.70 |
| Capital | |
| Retained Earnings | 55,474.28 |
| Calculated Retained Earnings | 1,670.69 |
| Calculated Prior Years Retained Earnings | 10,920.54 |
| Total Capital | 68,065.51 |
| TOTAL LIABILITIES & CAPITAL | 75,483.21 |

Income Statement

Welch Randall

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

As of: Sep 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 | 9,386.40 | 99.72 | 89,775.82 | 99.40 |
| Fine & Violation | 0.00 | 0.00 | 100.00 | 0.11 |
| Interest Income | 6.13 | 0.07 | 151.70 | 0.17 |
| Late Fee | 20.00 | 0.21 | 292.67 | 0.32 |
| Total Operating Income | 9,412.53 | 100.00 | 90,320.19 | 100.00 |
| Expense | | | | |
| Aspen Village HOA | | | | |
| AVA: Insurance | 1,915.56 | 20.35 | 9,738.58 | 10.78 |
| AVA: Legal Services | 0.00 | 0.00 | 31.00 | 0.03 |
| AVA: Taxes/Licenses | 0.00 | 0.00 | 395.00 | 0.44 |
| AVA: Administration Supplies | 14.50 | 0.15 | 466.00 | 0.52 |
| AVA: Maintenance Supplies | 0.00 | 0.00 | 0.00 | 0.00 |
| AVA: Utilities | 2,380.32 | 25.29 | 7,195.66 | 7.97 |
| AVA: Garbage | 1,513.21 | 16.08 | 9,303.02 | 10.30 |
| AVA: Grounds Maintenance | 0.00 | 0.00 | 27,830.26 | 30.81 |
| AVA: Misc. Expenses | 101.90 | 1.08 | 201.90 | 0.22 |
| AVA- Other Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| AVA- Exterior Maintenance | 1,000.00 | 10.62 | 1,000.00 | 1.11 |
| AVA- Capital Improvements | 0.00 | 0.00 | 53,100.00 | 58.79 |
| AVA- Exterior Pest Control | 0.00 | 0.00 | 490.00 | 0.54 |
| AVA- Asphalt | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Aspen Village HOA | 6,925.49 | 73.58 | 109,751.42 | 121.51 |
| Monthly Software Fee | 75.00 | 0.80 | 675.00 | 0.75 |
| Property Management | | | | |
| Management Fee | 540.00 | 5.74 | 4,860.00 | 5.38 |
| Total Property Management | 540.00 | 5.74 | 4,860.00 | 5.38 |
| Total Operating Expense | 7,540.49 | 80.11 | 115,286.42 | 127.64 |
| NOI - Net Operating Income | 1,872.04 | 19.89 | -24,966.23 | -27.64 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Special Assessment | 2,797.33 | 29.72 | 26,514.58 | 29.36 |
| AVA - Insurance Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest on Bank Accounts | 36.49 | 0.39 | 122.34 | 0.14 |
| Total Other Income | 2,833.82 | 30.11 | 26,636.92 | 29.49 |
| Net Other Income | 2,833.82 | 30.11 | 26,636.92 | 29.49 |
| Total Income | 12,246.35 | 130.11 | 116,957.11 | 129.49 |
| Total Expense | 7,540.49 | 80.11 | 115,286.42 | 127.64 |
| Net Income | 4,705.86 | 50.00 | 1,670.69 | 1.85 |