

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,510.89
Savings/Reserve Account	50,640.03
Total Cash	81,150.92
TOTAL ASSETS	81,150.92
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,653.97
Total Liabilities	5,653.97
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	9,102.13
Calculated Prior Years Retained Earnings	10,920.54
Total Capital	75,496.95
TOTAL LIABILITIES & CAPITAL	81,150.92

Income Statement

Welch Randall

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

As of: Oct 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	10,247.51	99.61	100,109.52	99.42
Fine & Violation	0.00	0.00	100.00	0.10
Interest Income	10.50	0.10	162.20	0.16
Late Fee	30.00	0.29	322.67	0.32
Total Operating Income	10,288.01	100.00	100,694.39	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	10.53	10,822.40	10.75
AVA: Legal Services	950.00	9.23	981.00	0.97
AVA: Taxes/Licenses	0.00	0.00	395.00	0.39
AVA: Administration Supplies	-12.00	-0.12	454.00	0.45
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	2,085.61	20.27	9,281.27	9.22
AVA: Garbage	733.21	7.13	10,036.23	9.97
AVA: Grounds Maintenance	3,120.00	30.33	30,950.26	30.74
AVA: Misc. Expenses	0.00	0.00	201.90	0.20
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	0.00	0.00	1,000.00	0.99
AVA- Capital Improvements	0.00	0.00	53,100.00	52.73
AVA- Exterior Pest Control	0.00	0.00	490.00	0.49
AVA- Asphalt	0.00	0.00	0.00	0.00
Total Aspen Village HOA	7,960.64	77.38	117,712.06	116.90
Monthly Software Fee	75.00	0.73	750.00	0.74
Property Management				
Management Fee	540.00	5.25	5,400.00	5.36
Total Property Management	540.00	5.25	5,400.00	5.36
Total Operating Expense	8,575.64	83.36	123,862.06	123.01
NOI - Net Operating Income	1,712.37	16.64	-23,167.67	-23.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	615.00	5.98	615.00	0.61
Special Assessment	4,028.88	39.16	30,543.46	30.33
AVA - Insurance Income	989.00	9.61	989.00	0.98
Interest on Bank Accounts	0.00	0.00	122.34	0.12
Total Other Income	5,632.88	54.75	32,269.80	32.05
Net Other Income	5,632.88	54.75	32,269.80	32.05
Total Income	15,920.89	154.75	132,964.19	132.05
Total Expense	8,575.64	83.36	123,862.06	123.01
Net Income	7,345.25	71.40	9,102.13	9.04