

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,759.79
Savings/Reserve Account	59,729.31
Total Cash	79,489.10
TOTAL ASSETS	79,489.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,522.17
Total Liabilities	5,522.17
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	7,572.11
Calculated Prior Years Retained Earnings	10,920.54
Total Capital	73,966.93
TOTAL LIABILITIES & CAPITAL	79,489.10

Income Statement

Welch Randall

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

As of: Nov 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	9,241.84	100.00	109,320.33	99.47
Fine & Violation	0.00	0.00	100.00	0.09
Interest Income	0.00	0.00	162.20	0.15
Late Fee	0.00	0.00	322.67	0.29
Total Operating Income	9,241.84	100.00	109,905.20	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	11.73	11,906.22	10.83
AVA: Legal Services	0.00	0.00	981.00	0.89
AVA: Taxes/Licenses	0.00	0.00	395.00	0.36
AVA: Administration Supplies	0.00	0.00	454.00	0.41
AVA: Maintenance Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	127.27	1.38	9,408.54	8.56
AVA: Garbage	1,954.81	21.15	11,991.04	10.91
AVA: Grounds Maintenance	9,540.00	103.23	40,490.26	36.84
AVA: Misc. Expenses	0.00	0.00	100.00	0.09
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	0.00	0.00	1,101.90	1.00
AVA- Capital Improvements	0.00	0.00	53,100.00	48.31
AVA- Exterior Pest Control	0.00	0.00	490.00	0.45
AVA- Asphalt	0.00	0.00	0.00	0.00
Total Aspen Village HOA	12,705.90	137.48	130,417.96	118.66
Monthly Software Fee	75.00	0.81	825.00	0.75
Property Management				
Management Fee	540.00	5.84	5,940.00	5.40
Total Property Management	540.00	5.84	5,940.00	5.40
Total Operating Expense	13,320.90	144.14	137,182.96	124.82
NOI - Net Operating Income	-4,079.06	-44.14	-27,277.76	-24.82

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)	0.00	0.00	615.00	0.56
Special Assessment	2,493.88	26.98	33,123.53	30.14
AVA - Insurance Income	0.00	0.00	989.00	0.90
Interest on Bank Accounts	0.00	0.00	122.34	0.11
Total Other Income	2,493.88	26.98	34,849.87	31.71
Net Other Income	2,493.88	26.98	34,849.87	31.71
Total Income	11,735.72	126.98	144,755.07	131.71
Total Expense	13,320.90	144.14	137,182.96	124.82
Net Income	-1,585.18	-17.15	7,572.11	6.89