

## Balance Sheet

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

As of: 12/31/2023

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	24,715.70
Savings/Reserve Account	64,112.03
<b>Total Cash</b>	<b>88,827.73</b>
<b>TOTAL ASSETS</b>	<b>88,827.73</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,900.25
<b>Total Liabilities</b>	<b>2,900.25</b>
<b>Capital</b>	
Retained Earnings	55,474.28
Calculated Retained Earnings	19,532.66
Calculated Prior Years Retained Earnings	10,920.54
<b>Total Capital</b>	<b>85,927.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>88,827.73</b>

## Income Statement

Welch Randall

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

As of: Dec 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	9,526.98	99.71	118,847.31	99.49
Fine & Violation	0.00	0.00	100.00	0.08
Interest Income	7.88	0.08	170.08	0.14
Late Fee	20.00	0.21	342.67	0.29
<b>Total Operating Income</b>	<b>9,554.86</b>	<b>100.00</b>	<b>119,460.06</b>	<b>100.00</b>
<b>Expense</b>				
<b>Aspen Village HOA</b>				
AVA: Insurance	1,083.82	11.34	12,990.04	10.87
AVA: Legal Services	0.00	0.00	981.00	0.82
AVA: Taxes/Licenses	0.00	0.00	395.00	0.33
AVA: Administration Supplies	0.00	0.00	454.00	0.38
AVA: Maintenance Supplies	170.04	1.78	170.04	0.14
AVA: Utilities	107.10	1.12	9,515.64	7.97
AVA: Garbage	61.18	0.64	11,428.22	9.57
AVA: Grounds Maintenance	0.00	0.00	40,490.26	33.89
AVA: Misc. Expenses	0.00	0.00	100.00	0.08
AVA- Other Expense	0.00	0.00	0.00	0.00
AVA- Exterior Maintenance	100.00	1.05	1,201.90	1.01
AVA- Roof Repairs	0.00	0.00	0.00	0.00
AVA- Capital Improvements	0.00	0.00	53,100.00	44.45
AVA- Exterior Pest Control	0.00	0.00	490.00	0.41
AVA- Asphalt	0.00	0.00	0.00	0.00
<b>Total Aspen Village HOA</b>	<b>1,522.14</b>	<b>15.93</b>	<b>131,316.10</b>	<b>109.92</b>
Monthly Software Fee	75.00	0.78	900.00	0.75
<b>Property Management</b>				
Management Fee	540.00	5.65	6,480.00	5.42
<b>Total Property Management</b>	<b>540.00</b>	<b>5.65</b>	<b>6,480.00</b>	<b>5.42</b>
<b>Total Operating Expense</b>	<b>2,137.14</b>	<b>22.37</b>	<b>138,696.10</b>	<b>116.10</b>
<b>NOI - Net Operating Income</b>	<b>7,417.72</b>	<b>77.63</b>	<b>-19,236.04</b>	<b>-16.10</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	615.00	0.51
Special Assessment	3,878.19	40.59	37,001.72	30.97
AVA - Insurance Income	0.00	0.00	989.00	0.83
Interest on Bank Accounts	40.64	0.43	162.98	0.14
<b>Total Other Income</b>	<b>3,918.83</b>	<b>41.01</b>	<b>38,768.70</b>	<b>32.45</b>
<b>Net Other Income</b>	<b>3,918.83</b>	<b>41.01</b>	<b>38,768.70</b>	<b>32.45</b>
Total Income	13,473.69	141.01	158,228.76	132.45
Total Expense	2,137.14	22.37	138,696.10	116.10
<b>Net Income</b>	<b>11,336.55</b>	<b>118.65</b>	<b>19,532.66</b>	<b>16.35</b>