

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,533.27
Savings/Reserve Account	69,895.61
Total Cash	92,428.88
TOTAL ASSETS	92,428.88
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,928.14
Total Liabilities	4,928.14
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	1,573.26
Calculated Prior Years Retained Earnings	30,453.20
Total Capital	87,500.74
TOTAL LIABILITIES & CAPITAL	92,428.88

Income Statement

Welch Randall

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

As of: Jan 2024

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	10,816.89	99.37	10,816.89	99.37
Interest Income	18.23	0.17	18.23	0.17
Late Fee	50.00	0.46	50.00	0.46
Total Operating Income	10,885.12	100.00	10,885.12	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	9.96	1,083.82	9.96
AVA: Legal Services	177.00	1.63	177.00	1.63
AVA: Administration Supplies	0.00	0.00	0.00	0.00
AVA: Utilities	107.10	0.98	107.10	0.98
AVA: Garbage	1,134.90	10.43	1,134.90	10.43
AVA: Grounds Maintenance	6,600.00	60.63	6,600.00	60.63
AVA: Misc. Expenses	0.00	0.00	0.00	0.00
Total Aspen Village HOA	9,102.82	83.63	9,102.82	83.63
Monthly Software Fee	0.00	0.00	0.00	0.00
Property Management				
Management Fee	540.00	4.96	540.00	4.96
Total Property Management	540.00	4.96	540.00	4.96
Total Operating Expense	9,642.82	88.59	9,642.82	88.59
NOI - Net Operating Income	1,242.30	11.41	1,242.30	11.41
Other Income & Expense				
Other Income				
Special Assessment	330.96	3.04	330.96	3.04
Total Other Income	330.96	3.04	330.96	3.04
Net Other Income	330.96	3.04	330.96	3.04
Total Income	11,216.08	103.04	11,216.08	103.04
Total Expense	9,642.82	88.59	9,642.82	88.59
Net Income	1,573.26	14.45	1,573.26	14.45