

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	31,727.48
Savings/Reserve Account	72,389.77
Total Cash	104,117.25
TOTAL ASSETS	104,117.25
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,948.66
Total Liabilities	7,948.66
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	10,241.11
Calculated Prior Years Retained Earnings	30,453.20
Total Capital	96,168.59
TOTAL LIABILITIES & CAPITAL	104,117.25

Income Statement

Welch Randall

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

As of: Feb 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	13,328.51	93.92	24,145.40	96.28
Interest Income	653.58	4.61	671.81	2.68
Legal Fee / Lien Income	50.00	0.35	50.00	0.20
Late Fee	160.00	1.13	210.00	0.84
Total Operating Income	14,192.09	100.00	25,077.21	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	7.64	2,167.64	8.64
AVA: Legal Services	-479.32	-3.38	-302.32	-1.21
AVA: Administration Supplies	79.25	0.56	79.25	0.32
AVA: Utilities	107.10	0.75	214.20	0.85
AVA: Garbage	1,622.19	11.43	2,757.09	10.99
AVA: Grounds Maintenance	3,300.00	23.25	9,900.00	39.48
AVA: General Repair	136.00	0.96	136.00	0.54
AVA: Misc. Expenses	0.00	0.00	0.00	0.00
Total Aspen Village HOA	5,849.04	41.21	14,951.86	59.62
Monthly Software Fee	150.00	1.06	150.00	0.60
Property Management				
Management Fee	540.00	3.80	1,080.00	4.31
Total Property Management	540.00	3.80	1,080.00	4.31
Total Operating Expense	6,539.04	46.08	16,181.86	64.53
NOI - Net Operating Income	7,653.05	53.92	8,895.35	35.47
Other Income & Expense				
Other Income				
Special Assessment	1,014.80	7.15	1,345.76	5.37
Total Other Income	1,014.80	7.15	1,345.76	5.37
Net Other Income	1,014.80	7.15	1,345.76	5.37
Total Income	15,206.89	107.15	26,422.97	105.37
Total Expense	6,539.04	46.08	16,181.86	64.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>8,667.85</u>	<u>61.08</u>	<u>10,241.11</u>	<u>40.84</u>