

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	32,979.69
Savings/Reserve Account	77,467.56
Total Cash	110,447.25
TOTAL ASSETS	110,447.25
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,196.46
Total Liabilities	8,196.46
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	16,323.31
Calculated Prior Years Retained Earnings	30,453.20
Total Capital	102,250.79
TOTAL LIABILITIES & CAPITAL	110,447.25

Income Statement

Welch Randall

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

As of: Mar 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	12,137.91	99.52	36,315.60	97.34
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	19.13	0.16	690.94	1.85
Legal Fee / Lien Income	0.00	0.00	50.00	0.13
Late Fee	40.00	0.33	250.00	0.67
Total Operating Income	12,197.04	100.00	37,306.54	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	8.89	3,251.46	8.72
AVA: Legal Services	-500.00	-4.10	-802.32	-2.15
AVA: Taxes/Licenses	398.00	3.26	398.00	1.07
AVA: Administration Supplies	0.00	0.00	79.25	0.21
AVA: Utilities	107.10	0.88	321.30	0.86
AVA: Garbage	1,107.39	9.08	3,896.77	10.45
AVA: Grounds Maintenance	2,562.50	21.01	12,462.50	33.41
AVA: General Repair	236.00	1.93	372.00	1.00
AVA: Misc. Expenses	556.66	4.56	556.66	1.49
Total Aspen Village HOA	5,551.47	45.51	20,535.62	55.05
Monthly Software Fee	75.00	0.61	225.00	0.60
Property Management				
Management Fee	540.00	4.43	1,620.00	4.34
Total Property Management	540.00	4.43	1,620.00	4.34
Total Operating Expense	6,166.47	50.56	22,380.62	59.99
NOI - Net Operating Income	6,030.57	49.44	14,925.92	40.01
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	1,345.76	3.61
Interest on Bank Accounts	51.63	0.42	51.63	0.14
Total Other Income	51.63	0.42	1,397.39	3.75
Net Other Income	51.63	0.42	1,397.39	3.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	12,248.67	100.42	38,703.93	103.75
Total Expense	6,166.47	50.56	22,380.62	59.99
Net Income	<u>6,082.20</u>	<u>49.87</u>	<u>16,323.31</u>	<u>43.75</u>