

## Balance Sheet

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

As of: 04/30/2025

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	14,554.76
Savings/Reserve Account	105,754.59
<b>Total Cash</b>	<b>120,309.35</b>
<b>TOTAL ASSETS</b>	<b>120,309.35</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,640.78
<b>Total Liabilities</b>	<b>5,640.78</b>
<b>Capital</b>	
Retained Earnings	55,474.28
Calculated Retained Earnings	16,197.13
Calculated Prior Years Retained Earnings	42,997.16
<b>Total Capital</b>	<b>114,668.57</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>120,309.35</b>

## Income Statement

Welch Randall

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

As of: Apr 2025

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	13,082.00	99.61	48,838.98	99.67
Interest Income	13.20	0.10	39.37	0.08
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	38.00	0.29	120.00	0.24
<b>Total Operating Income</b>	<b>13,133.20</b>	<b>100.00</b>	<b>48,998.35</b>	<b>100.00</b>
<b>Expense</b>				
<b>Aspen Village HOA</b>				
AVA: Insurance	1,225.68	9.33	4,902.72	10.01
AVA: Legal Services	1,250.00	9.52	1,308.00	2.67
AVA: Taxes/Licenses	0.00	0.00	398.00	0.81
AVA: Administration Supplies	0.00	0.00	141.25	0.29
AVA: Utilities	114.10	0.87	456.40	0.93
AVA: Garbage	1,090.73	8.31	5,099.41	10.41
AVA: Grounds Maintenance	3,300.00	25.13	17,844.75	36.42
AVA: General Repair	0.00	0.00	0.00	0.00
<b>Total Aspen Village HOA</b>	<b>6,980.51</b>	<b>53.15</b>	<b>30,150.53</b>	<b>61.53</b>
Monthly Software Fee	75.00	0.57	300.00	0.61
<b>Property Management</b>				
Management Fee	600.00	4.57	2,400.00	4.90
<b>Total Property Management</b>	<b>600.00</b>	<b>4.57</b>	<b>2,400.00</b>	<b>4.90</b>
<b>Total Operating Expense</b>	<b>7,655.51</b>	<b>58.29</b>	<b>32,850.53</b>	<b>67.04</b>
<b>NOI - Net Operating Income</b>	<b>5,477.69</b>	<b>41.71</b>	<b>16,147.82</b>	<b>32.96</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	12.72	0.10	49.31	0.10
<b>Total Other Income</b>	<b>12.72</b>	<b>0.10</b>	<b>49.31</b>	<b>0.10</b>
<b>Net Other Income</b>	<b>12.72</b>	<b>0.10</b>	<b>49.31</b>	<b>0.10</b>
<b>Total Income</b>	<b>13,145.92</b>	<b>100.10</b>	<b>49,047.66</b>	<b>100.10</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	7,655.51	58.29	32,850.53	67.04
Net Income	5,490.41	41.81	16,197.13	33.06