

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,899.47
Savings/Reserve Account	116,247.62
Total Cash	134,147.09
TOTAL ASSETS	134,147.09
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,922.74
Total Liabilities	5,922.74
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	29,752.91
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	128,224.35
TOTAL LIABILITIES & CAPITAL	134,147.09

Income Statement

Welch Randall

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

As of: Aug 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
Operating Income & Expense				
Income				
Association Dues	14,663.29	99.55	102,626.98	99.70
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	26.73	0.18	93.79	0.09
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	40.00	0.27	220.00	0.21
Total Operating Income	14,730.02	100.00	102,940.77	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,225.68	8.32	9,805.44	9.53
AVA: Legal Services	0.00	0.00	1,308.00	1.27
AVA: Taxes/Licenses	0.00	0.00	398.00	0.39
AVA: Administration Supplies	0.00	0.00	387.75	0.38
AVA: Utilities	3,852.66	26.16	10,144.57	9.85
AVA: Garbage	1,001.85	6.80	10,035.79	9.75
AVA: Grounds Maintenance	6,880.00	46.71	35,119.75	34.12
AVA: General Repair	0.00	0.00	692.50	0.67
AVA: Exterior Pest Control	0.00	0.00	0.00	0.00
Total Aspen Village HOA	12,960.19	87.98	67,891.80	65.95
Monthly Software Fee	75.00	0.51	600.00	0.58
Property Management				
Management Fee	600.00	4.07	4,800.00	4.66
Total Property Management	600.00	4.07	4,800.00	4.66
Total Operating Expense	13,635.19	92.57	73,291.80	71.20
NOI - Net Operating Income	1,094.83	7.43	29,648.97	28.80
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	13.55	0.09	103.94	0.10
Total Other Income	13.55	0.09	103.94	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	13.55	0.09	103.94	0.10
Total Income	14,743.57	100.09	103,044.71	100.10
Total Expense	13,635.19	92.57	73,291.80	71.20
Net Income	1,108.38	7.52	29,752.91	28.90

