

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,609.35
Savings/Reserve Account	100,748.72
Total Cash	110,358.07
TOTAL ASSETS	110,358.07
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,996.82
Total Liabilities	6,996.82
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	4,889.81
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	103,361.25
TOTAL LIABILITIES & CAPITAL	110,358.07

Income Statement

Welch Randall

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

As of: Feb 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	11,520.98	99.31	22,375.93	99.64
Interest Income	20.00	0.17	20.00	0.09
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	60.00	0.52	60.00	0.27
Total Operating Income	11,600.98	100.00	22,455.93	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,225.68	10.57	2,451.36	10.92
AVA: Legal Services	0.00	0.00	0.00	0.00
AVA: Administration Supplies	0.00	0.00	45.00	0.20
AVA: Utilities	114.10	0.98	228.20	1.02
AVA: Garbage	1,327.60	11.44	2,655.20	11.82
AVA: Grounds Maintenance	3,120.00	26.89	10,860.00	48.36
AVA: General Repair	0.00	0.00	0.00	0.00
Total Aspen Village HOA	5,787.38	49.89	16,239.76	72.32
Monthly Software Fee	75.00	0.65	150.00	0.67
Property Management				
Management Fee	600.00	5.17	1,200.00	5.34
Total Property Management	600.00	5.17	1,200.00	5.34
Total Operating Expense	6,462.38	55.71	17,589.76	78.33
NOI - Net Operating Income	5,138.60	44.29	4,866.17	21.67
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	11.35	0.10	23.64	0.11
Total Other Income	11.35	0.10	23.64	0.11
Net Other Income	11.35	0.10	23.64	0.11
Total Income	11,612.33	100.10	22,479.57	100.11
Total Expense	6,462.38	55.71	17,589.76	78.33

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	5,149.95	44.39	4,889.81	21.78

