

# Balance Sheet

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

As of: 01/31/2025

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	
Savings/Reserve Account	6,938.51
<b>Total Cash</b>	98,566.57
<b>TOTAL ASSETS</b>	105,505.08
	105,505.08
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	
<b>Total Liabilities</b>	7,293.78
<b>Capital</b>	7,293.78
Retained Earnings	
Calculated Retained Earnings	55,474.28
Calculated Prior Years Retained Earnings	-260.14
<b>Total Capital</b>	42,997.16
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	98,211.30
	105,505.08

# Income Statement

Welch Randall

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

As of: Jan 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	10,854.95	100.00	10,854.95	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>10,854.95</b>	<b>100.00</b>	<b>10,854.95</b>	<b>100.00</b>
<b>Expense</b>				
<b>Aspen Village HOA</b>				
AVA: Insurance	1,225.68	11.29	1,225.68	11.29
AVA: Legal Services	0.00	0.00	0.00	0.00
AVA: Administration	45.00	0.41	45.00	0.41
Supplies				
AVA: Utilities	114.10	1.05	114.10	1.05
AVA: Garbage	1,327.60	12.23	1,327.60	12.23
AVA: Grounds Maintenance	7,740.00	71.30	7,740.00	71.30
<b>Total Aspen Village HOA</b>	<b>10,452.38</b>	<b>96.29</b>	<b>10,452.38</b>	<b>96.29</b>
Monthly Software Fee	75.00	0.69	75.00	0.69
<b>Property Management</b>				
Management Fee	600.00	5.53	600.00	5.53
<b>Total Property Management</b>	<b>600.00</b>	<b>5.53</b>	<b>600.00</b>	<b>5.53</b>
<b>Total Operating Expense</b>	<b>11,127.38</b>	<b>102.51</b>	<b>11,127.38</b>	<b>102.51</b>
<b>NOI - Net Operating Income</b>	<b>-272.43</b>	<b>-2.51</b>	<b>-272.43</b>	<b>-2.51</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	12.29	0.11	12.29	0.11
<b>Total Other Income</b>	<b>12.29</b>	<b>0.11</b>	<b>12.29</b>	<b>0.11</b>
<b>Net Other Income</b>	<b>12.29</b>	<b>0.11</b>	<b>12.29</b>	<b>0.11</b>
<b>Total Income</b>	<b>10,867.24</b>	<b>100.11</b>	<b>10,867.24</b>	<b>100.11</b>
<b>Total Expense</b>	<b>11,127.38</b>	<b>102.51</b>	<b>11,127.38</b>	<b>102.51</b>
<b>Net Income</b>	<b>-260.14</b>	<b>-2.40</b>	<b>-260.14</b>	<b>-2.40</b>