

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,729.44
Savings/Reserve Account	111,003.11
Total Cash	124,732.55
TOTAL ASSETS	124,732.55

LIABILITIES & CAPITAL

Liabilities	
Prepaid Rent	5,058.94
Total Liabilities	5,058.94
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	21,202.17
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	119,673.61
TOTAL LIABILITIES & CAPITAL	124,732.55

Income Statement

Welch Randall

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

As of: Jun 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	12,587.45	100.00	74,466.19	99.77
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	42.90	0.06
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	130.00	0.17
Total Operating Income	12,587.45	100.00	74,639.09	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,225.68	9.74	7,354.08	9.85
AVA: Legal Services	0.00	0.00	1,308.00	1.75
AVA: Taxes/Licenses	0.00	0.00	398.00	0.53
AVA: Administration Supplies	246.50	1.96	387.75	0.52
AVA: Utilities	2,278.68	18.10	3,717.10	4.98
AVA: Garbage	1,376.09	10.93	7,675.97	10.28
AVA: Grounds Maintenance	6,010.00	47.75	28,004.75	37.52
AVA: General Repair	0.00	0.00	617.50	0.83
AVA- Exterior Pest Control	0.00	0.00	0.00	0.00
Total Aspen Village HOA	11,136.95	88.48	49,463.15	66.27
Monthly Software Fee	75.00	0.60	450.00	0.60
Property Management				
Management Fee	600.00	4.77	3,600.00	4.82
Total Property Management	600.00	4.77	3,600.00	4.82
Total Operating Expense	11,811.95	93.84	53,513.15	71.70
NOI - Net Operating Income	775.50	6.16	21,125.94	28.30
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	13.86	0.11	76.23	0.10
Total Other Income	13.86	0.11	76.23	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	13.86	0.11	76.23	0.10
Total Income	12,601.31	100.11	74,715.32	100.10
Total Expense	11,811.95	93.84	53,513.15	71.70
Net Income	789.36	6.27	21,202.17	28.41