

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,563.61
Savings/Reserve Account	108,384.05
Total Cash	124,947.66
TOTAL ASSETS	124,947.66
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,063.41
Total Liabilities	6,063.41
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	20,412.81
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	118,884.25
TOTAL LIABILITIES & CAPITAL	124,947.66

Income Statement

Welch Randall

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

As of: May 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	13,026.76	99.80	61,865.74	99.70
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	6.53	0.05	45.90	0.07
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	20.00	0.15	140.00	0.23
Total Operating Income	13,053.29	100.00	62,051.64	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,225.68	9.39	6,128.40	9.88
AVA: Legal Services	0.00	0.00	1,308.00	2.11
AVA: Taxes/Licenses	0.00	0.00	398.00	0.64
AVA: Administration Supplies	0.00	0.00	141.25	0.23
AVA: Utilities	982.02	7.52	1,438.42	2.32
AVA: Garbage	1,200.47	9.20	6,299.88	10.15
AVA: Grounds Maintenance	4,150.00	31.79	21,994.75	35.45
AVA: General Repair	617.50	4.73	617.50	1.00
Total Aspen Village HOA	8,175.67	62.63	38,326.20	61.77
Monthly Software Fee	75.00	0.57	375.00	0.60
Property Management				
Management Fee	600.00	4.60	3,000.00	4.83
Total Property Management	600.00	4.60	3,000.00	4.83
Total Operating Expense	8,850.67	67.80	41,701.20	67.20
NOI - Net Operating Income	4,202.62	32.20	20,350.44	32.80
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	13.06	0.10	62.37	0.10
Total Other Income	13.06	0.10	62.37	0.10
Net Other Income	13.06	0.10	62.37	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	13,066.35	100.10	62,114.01	100.10
Total Expense	8,850.67	67.80	41,701.20	67.20
Net Income	4,215.68	32.30	20,412.81	32.90