

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,888.46
Savings/Reserve Account	119,195.52
Total Cash	137,083.98
TOTAL ASSETS	137,083.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,494.70
Total Liabilities	6,494.70
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	32,117.84
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	130,589.28
TOTAL LIABILITIES & CAPITAL	137,083.98

Income Statement

Welch Randall

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

As of: Sep 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	13,054.99	99.90	115,681.97	99.72
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	3.53	0.03	97.32	0.08
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	10.00	0.08	230.00	0.20
Total Operating Income	13,068.52	100.00	116,009.29	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,490.36	11.40	11,295.80	9.74
AVA: Legal Services	0.00	0.00	1,308.00	1.13
AVA: Taxes/Licenses	0.00	0.00	398.00	0.34
AVA: Administration Supplies	17.50	0.13	405.25	0.35
AVA: Utilities	6,818.52	52.18	13,225.20	11.40
AVA: Garbage	1,735.40	13.28	11,771.19	10.15
AVA: Grounds Maintenance	3,300.00	25.25	38,419.75	33.12
AVA: General Repair	70.00	0.54	762.50	0.66
AVA: Downspouts/Playground	350.00	2.68	350.00	0.30
AVA- Exterior Pest Control	0.00	0.00	0.00	0.00
Total Aspen Village HOA	13,781.78	105.46	77,935.69	67.18
Monthly Software Fee	75.00	0.57	675.00	0.58
Property Management				
Management Fee	600.00	4.59	5,400.00	4.65
Total Property Management	600.00	4.59	5,400.00	4.65
Total Operating Expense	14,456.78	110.62	84,010.69	72.42
NOI - Net Operating Income	-1,388.26	-10.62	31,998.60	27.58
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	15.30	0.12	119.24	0.10
Total Other Income	15.30	0.12	119.24	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	15.30	0.12	119.24	0.10
Total Income	13,083.82	100.12	116,128.53	100.10
Total Expense	14,456.78	110.62	84,010.69	72.42
Net Income	-1,372.96	-10.51	32,117.84	27.69