

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,695.24
Savings/Reserve Account	137,623.92
Total Cash	158,319.16
TOTAL ASSETS	158,319.16
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,833.90
Total Liabilities	5,833.90
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	11,309.85
Calculated Prior Years Retained Earnings	85,701.13
Total Capital	152,485.26
TOTAL LIABILITIES & CAPITAL	158,319.16

Income Statement

Welch Randall

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

As of: Apr 2026

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	12,942.95	99.79	51,870.45	99.72
Fine & Violation	0.00	0.00	65.00	0.12
Interest Income	7.05	0.05	10.58	0.02
Late Fee	20.00	0.15	72.49	0.14
Total Operating Income	12,970.00	100.00	52,018.52	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,660.60	12.80	6,642.40	12.77
AVA: Legal Services	0.00	0.00	48.00	0.09
AVA: Taxes/Licenses	0.00	0.00	398.00	0.77
AVA: Administration Supplies	164.75	1.27	192.25	0.37
AVA: Maintenance Supplies	0.00	0.00	45.34	0.09
AVA: Utilities	139.79	1.08	501.08	0.96
AVA: Garbage	1,447.90	11.16	5,989.86	11.51
AVA: Grounds Maintenance	13,640.00	105.17	23,540.00	45.25
AVA: Downspouts/Playground	150.00	1.16	150.00	0.29
AVA- Exterior Pest Control	490.00	3.78	490.00	0.94
AVA- Foreclosure Admin Costs	0.00	0.00	76.83	0.15
Total Aspen Village HOA	17,693.04	136.42	38,073.76	73.19
Monthly Software Fee	75.00	0.58	300.00	0.58
Property Management				
Management Fee	600.00	4.63	2,400.00	4.61
Total Property Management	600.00	4.63	2,400.00	4.61
Total Operating Expense	18,368.04	141.62	40,773.76	78.38
NOI - Net Operating Income	-5,398.04	-41.62	11,244.76	21.62
Other Income & Expense				
Other Income				
Interest on Bank Accounts	16.74	0.13	65.09	0.13
Total Other Income	16.74	0.13	65.09	0.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	16.74	0.13	65.09	0.13
Total Income	12,986.74	100.13	52,083.61	100.13
Total Expense	18,368.04	141.62	40,773.76	78.38
Net Income	-5,381.30	-41.49	11,309.85	21.74