

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,888.66
Savings/Reserve Account	148,202.91
Total Cash	162,091.57
TOTAL ASSETS	162,091.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,620.37
Total Liabilities	5,620.37
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	15,295.79
Calculated Prior Years Retained Earnings	85,701.13
Total Capital	156,471.20
TOTAL LIABILITIES & CAPITAL	162,091.57

Income Statement

Welch Randall LLC

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

As of: Aug 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	12,572.50	100.00	104,038.42	99.79
Fine & Violation	0.00	0.00	65.00	0.06
Interest Income	0.00	0.00	24.69	0.02
Late Fee	0.00	0.00	130.00	0.12
Total Operating Income	12,572.50	100.00	104,258.11	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,660.60	13.21	13,284.80	12.74
AVA: Legal Services	0.00	0.00	748.00	0.72
AVA: Taxes/Licenses	0.00	0.00	398.00	0.38
AVA: Administration Supplies	0.00	0.00	192.25	0.18
AVA: Maintenance Supplies	0.00	0.00	45.34	0.04
AVA: Utilities	2,287.13	18.19	5,504.74	5.28
AVA: Garbage	1,756.95	13.97	12,418.94	11.91
AVA: Grounds Maintenance	11,950.00	95.05	49,314.00	47.30
AVA: General Repair	0.00	0.00	0.00	0.00
AVA: Downspouts/Playground	0.00	0.00	950.00	0.91
AVA- Exterior Maintenance	0.00	0.00	191.20	0.18
AVA- Exterior Pest Control	0.00	0.00	575.00	0.55
AVA- Foreclosure Admin Costs	0.00	0.00	76.83	0.07
Total Aspen Village HOA	17,654.68	140.42	83,699.10	80.28
Monthly Software Fee	75.00	0.60	600.00	0.58
Property Management				
Management Fee	600.00	4.77	4,800.00	4.60
Total Property Management	600.00	4.77	4,800.00	4.60
Total Operating Expense	18,329.68	145.79	89,099.10	85.46
NOI - Net Operating Income	-5,757.18	-45.79	15,159.01	14.54

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	18.59	0.15	136.78	0.13
Total Other Income	18.59	0.15	136.78	0.13
Net Other Income	18.59	0.15	136.78	0.13
Total Income	12,591.09	100.15	104,394.89	100.13
Total Expense	18,329.68	145.79	89,099.10	85.46
Net Income	-5,738.59	-45.64	15,295.79	14.67