

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		23,331.88
Savings/Reserve Account		145,530.62
Total Cash		168,862.50
TOTAL ASSETS		168,862.50
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		6,652.71
Total Liabilities		6,652.71
Capital		
Retained Earnings		55,474.28
Calculated Retained Earnings		21,034.38
Calculated Prior Years Retained Earnings		85,701.13
Total Capital		162,209.79
TOTAL LIABILITIES & CAPITAL		168,862.50

Income Statement

Welch Randall LLC

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

As of: Jul 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	13,268.50	99.92	91,465.92	99.76
Fine & Violation	0.00	0.00	65.00	0.07
Interest Income	0.00	0.00	24.69	0.03
Late Fee	10.00	0.08	130.00	0.14
Total Operating Income	13,278.50	100.00	91,685.61	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,660.60	12.51	11,624.20	12.68
AVA: Legal Services	0.00	0.00	748.00	0.82
AVA: Taxes/Licenses	0.00	0.00	398.00	0.43
AVA: Administration Supplies	0.00	0.00	192.25	0.21
AVA: Maintenance Supplies	0.00	0.00	45.34	0.05
AVA: Utilities	1,815.91	13.68	3,217.61	3.51
AVA: Garbage	1,756.95	13.23	10,661.99	11.63
AVA: Grounds Maintenance	3,904.00	29.40	37,364.00	40.75
AVA: General Repair	0.00	0.00	0.00	0.00
AVA: Downspouts/ Playground	0.00	0.00	950.00	1.04
AVA- Exterior Maintenance	0.00	0.00	191.20	0.21
AVA- Exterior Pest Control	0.00	0.00	575.00	0.63
AVA- Foreclosure Admin Costs	0.00	0.00	76.83	0.08
Total Aspen Village HOA	9,137.46	68.81	66,044.42	72.03
Monthly Software Fee	75.00	0.56	525.00	0.57
Property Management				
Management Fee	600.00	4.52	4,200.00	4.58
Total Property Management	600.00	4.52	4,200.00	4.58
Total Operating Expense	9,812.46	73.90	70,769.42	77.19
NOI - Net Operating Income	3,466.04	26.10	20,916.19	22.81

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	18.22	0.14	118.19	0.13
Total Other Income	18.22	0.14	118.19	0.13
Net Other Income	18.22	0.14	118.19	0.13
Total Income	13,296.72	100.14	91,803.80	100.13
Total Expense	9,812.46	73.90	70,769.42	77.19
Net Income	3,484.26	26.24	21,034.38	22.94