

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,178.31
Savings/Reserve Account	142,880.20
Total Cash	163,058.51
TOTAL ASSETS	163,058.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,332.98
Total Liabilities	4,332.98
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	17,550.12
Calculated Prior Years Retained Earnings	85,701.13
Total Capital	158,725.53
TOTAL LIABILITIES & CAPITAL	163,058.51

Income Statement

Welch Randall LLC

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

As of: Jun 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	13,161.92	99.82	78,197.42	99.73
Fine & Violation	0.00	0.00	65.00	0.08
Interest Income	14.11	0.11	24.69	0.03
Late Fee	10.00	0.08	120.00	0.15
Total Operating Income	13,186.03	100.00	78,407.11	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,660.60	12.59	9,963.60	12.71
AVA: Legal Services	0.00	0.00	748.00	0.95
AVA: Taxes/Licenses	0.00	0.00	398.00	0.51
AVA: Administration Supplies	0.00	0.00	192.25	0.25
AVA: Maintenance Supplies	0.00	0.00	45.34	0.06
AVA: Utilities	779.03	5.91	1,401.70	1.79
AVA: Garbage	1,455.78	11.04	8,905.04	11.36
AVA: Grounds Maintenance	6,620.00	50.20	33,460.00	42.67
AVA: General Repair	0.00	0.00	0.00	0.00
AVA: Downspouts/ Playground	800.00	6.07	950.00	1.21
AVA- Exterior Maintenance	0.00	0.00	191.20	0.24
AVA- Exterior Pest Control	0.00	0.00	575.00	0.73
AVA- Foreclosure Admin Costs	0.00	0.00	76.83	0.10
Total Aspen Village HOA	11,315.41	85.81	56,906.96	72.58
Monthly Software Fee	75.00	0.57	450.00	0.57
Property Management				
Management Fee	600.00	4.55	3,600.00	4.59
Total Property Management	600.00	4.55	3,600.00	4.59
Total Operating Expense	11,990.41	90.93	60,956.96	77.74
NOI - Net Operating Income	1,195.62	9.07	17,450.15	22.26

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	18.46	0.14	99.97	0.13
Total Other Income	18.46	0.14	99.97	0.13
Net Other Income	18.46	0.14	99.97	0.13
Total Income	13,204.49	100.14	78,507.08	100.13
Total Expense	11,990.41	90.93	60,956.96	77.74
Net Income	1,214.08	9.21	17,550.12	22.38