

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,539.06
Savings/Reserve Account	140,228.74
Total Cash	162,767.80
TOTAL ASSETS	162,767.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,256.35
Total Liabilities	5,256.35
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	16,336.04
Calculated Prior Years Retained Earnings	85,701.13
Total Capital	157,511.45
TOTAL LIABILITIES & CAPITAL	162,767.80

Income Statement

Welch Randall LLC

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

As of: May 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	13,165.05	99.72	65,035.50	99.72
Fine & Violation	0.00	0.00	65.00	0.10
Interest Income	0.00	0.00	10.58	0.02
Late Fee	37.51	0.28	110.00	0.17
Total Operating Income	13,202.56	100.00	65,221.08	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,660.60	12.58	8,303.00	12.73
AVA: Legal Services	700.00	5.30	748.00	1.15
AVA: Taxes/Licenses	0.00	0.00	398.00	0.61
AVA: Administration Supplies	0.00	0.00	192.25	0.29
AVA: Maintenance Supplies	0.00	0.00	45.34	0.07
AVA: Utilities	121.59	0.92	622.67	0.95
AVA: Garbage	1,459.40	11.05	7,449.26	11.42
AVA: Grounds Maintenance	3,300.00	25.00	26,840.00	41.15
AVA: General Repair	0.00	0.00	0.00	0.00
AVA: Downspouts/Playground	0.00	0.00	150.00	0.23
AVA- Exterior Maintenance	191.20	1.45	191.20	0.29
AVA- Exterior Pest Control	85.00	0.64	575.00	0.88
AVA- Foreclosure Admin Costs	0.00	0.00	76.83	0.12
Total Aspen Village HOA	7,517.79	56.94	45,591.55	69.90
Monthly Software Fee	75.00	0.57	375.00	0.57
Property Management				
Management Fee	600.00	4.54	3,000.00	4.60
Total Property Management	600.00	4.54	3,000.00	4.60
Total Operating Expense	8,192.79	62.05	48,966.55	75.08
NOI - Net Operating Income	5,009.77	37.95	16,254.53	24.92

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	16.42	0.12	81.51	0.12
Total Other Income	16.42	0.12	81.51	0.12
Net Other Income	16.42	0.12	81.51	0.12
Total Income	13,218.98	100.12	65,302.59	100.12
Total Expense	8,192.79	62.05	48,966.55	75.08
Net Income	5,026.19	38.07	16,336.04	25.05