

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,976.44
Savings/Reserve Account	113,534.67
Total Cash	133,511.11
TOTAL ASSETS	133,511.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,395.14
Total Liabilities	6,395.14
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	28,644.53
Calculated Prior Years Retained Earnings	42,997.16
Total Capital	127,115.97
TOTAL LIABILITIES & CAPITAL	133,511.11

Income Statement

Welch Randall

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

As of: Jul 2025

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	13,497.50	99.45	87,963.69	99.72
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	24.18	0.18	67.06	0.08
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	50.00	0.37	180.00	0.20
Total Operating Income	13,571.66	100.00	88,210.75	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,225.68	9.03	8,579.76	9.73
AVA: Legal Services	0.00	0.00	1,308.00	1.48
AVA: Taxes/Licenses	0.00	0.00	398.00	0.45
AVA: Administration Supplies	0.00	0.00	387.75	0.44
AVA: Utilities	2,574.81	18.97	6,291.91	7.13
AVA: Garbage	1,357.97	10.01	9,033.94	10.24
AVA: Grounds Maintenance	235.00	1.73	28,239.75	32.01
AVA: General Repair	75.00	0.55	692.50	0.79
AVA- Exterior Pest Control	0.00	0.00	0.00	0.00
Total Aspen Village HOA	5,468.46	40.29	54,931.61	62.27
Monthly Software Fee	75.00	0.55	525.00	0.60
Property Management				
Management Fee	600.00	4.42	4,200.00	4.76
Total Property Management	600.00	4.42	4,200.00	4.76
Total Operating Expense	6,143.46	45.27	59,656.61	67.63
NOI - Net Operating Income	7,428.20	54.73	28,554.14	32.37
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	14.16	0.10	90.39	0.10
Total Other Income	14.16	0.10	90.39	0.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	14.16	0.10	90.39	0.10
Total Income	13,585.82	100.10	88,301.14	100.10
Total Expense	6,143.46	45.27	59,656.61	67.63
Net Income	7,442.36	54.84	28,644.53	32.47

