

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	33,375.25
Savings/Reserve Account	82,212.65
Total Cash	115,587.90
TOTAL ASSETS	115,587.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,014.25
Total Liabilities	8,014.25
Capital	
Retained Earnings	55,474.28
Calculated Retained Earnings	21,646.17
Calculated Prior Years Retained Earnings	30,453.20
Total Capital	107,573.65
TOTAL LIABILITIES & CAPITAL	115,587.90

Income Statement

Welch Randall

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

As of: May 2024

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	11,000.00	99.55	58,769.47	98.24
Fine & Violation	50.00	0.45	50.00	0.08
Interest Income	0.00	0.00	693.94	1.16
Legal Fee / Lien Income	0.00	0.00	50.00	0.08
Late Fee	0.00	0.00	260.00	0.43
Total Operating Income	11,050.00	100.00	59,823.41	100.00
Expense				
Aspen Village HOA				
AVA: Insurance	1,083.82	9.81	5,419.10	9.06
AVA: Legal Services	0.00	0.00	-802.32	-1.34
AVA: Taxes/Licenses	0.00	0.00	398.00	0.67
AVA: Administration Supplies	76.85	0.70	156.10	0.26
AVA: Utilities	117.95	1.07	546.35	0.91
AVA: Garbage	1,138.51	10.30	6,167.38	10.31
AVA: Grounds Maintenance	4,725.00	42.76	20,487.50	34.25
AVA: General Repair	3,225.95	29.19	3,597.95	6.01
AVA: Misc. Expenses	0.00	0.00	556.66	0.93
Total Aspen Village HOA	10,368.08	93.83	36,526.72	61.06
Monthly Software Fee	75.00	0.68	375.00	0.63
Property Management				
Management Fee	540.00	4.89	2,700.00	4.51
Total Property Management	540.00	4.89	2,700.00	4.51
Total Operating Expense	10,983.08	99.39	39,601.72	66.20
NOI - Net Operating Income	66.92	0.61	20,221.69	33.80
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	1,345.76	2.25
Interest on Bank Accounts	27.09	0.25	78.72	0.13
Total Other Income	27.09	0.25	1,424.48	2.38
Net Other Income	27.09	0.25	1,424.48	2.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	11,077.09	100.25	61,247.89	102.38
Total Expense	10,983.08	99.39	39,601.72	66.20
Net Income	<u>94.01</u>	<u>0.85</u>	<u>21,646.17</u>	<u>36.18</u>