

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,424.07
Savings/Reserve Account	1.00
Money Market / Capital Reserve	294.50
AHA 5 Year CD	51,818.52
AHA HOA Board Checking	100.00
Total Cash	56,638.09
TOTAL ASSETS	56,638.09
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,600.44
Total Liabilities	2,600.44
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	-7,437.91
Calculated Prior Years Retained Earnings	8,172.69
Total Capital	54,037.65
TOTAL LIABILITIES & CAPITAL	56,638.09

## Income Statement

Welch Randall

Properties: Aberdeen - Murray Murray, UT 84123

As of: Oct 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	3,433.70	91.90	28,967.18	98.71
Fine & Violation	280.00	7.49	280.00	0.95
Interest Income	2.70	0.07	7.20	0.02
NSF Fees Collected	0.00	0.00	20.00	0.07
Late Fee	20.00	0.54	70.00	0.24
<b>Total Operating Income</b>	<b>3,736.40</b>	<b>100.00</b>	<b>29,344.38</b>	<b>100.00</b>
<b>Expense</b>				
<b>Aberdeen HOA</b>				
AHA - Electricity	475.13	12.72	1,393.63	4.75
AHA - Grounds Clean Up	0.00	0.00	478.00	1.63
AHA - Insurance (Liability and Officers)	0.00	0.00	884.00	3.01
AHA - Landscape Service	0.00	0.00	16,241.00	55.35
AHA - Miscellaneous	96.69	2.59	936.28	3.19
AHA - Office Expense	0.00	0.00	95.25	0.32
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	667.00	2.27
AHA - Water	1,520.77	40.70	6,021.89	20.52
AHA- Pest Control	0.00	0.00	0.00	0.00
AHA- Security System	0.00	0.00	6,756.00	23.02
<b>Total Aberdeen HOA</b>	<b>2,092.59</b>	<b>56.01</b>	<b>33,473.05</b>	<b>114.07</b>
<b>Property Management</b>				
Management Fee	480.00	12.85	4,800.00	16.36
<b>Total Property Management</b>	<b>480.00</b>	<b>12.85</b>	<b>4,800.00</b>	<b>16.36</b>
<b>Total Operating Expense</b>	<b>2,572.59</b>	<b>68.85</b>	<b>38,273.05</b>	<b>130.43</b>
<b>NOI - Net Operating Income</b>	<b>1,163.81</b>	<b>31.15</b>	<b>-8,928.67</b>	<b>-30.43</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	140.61	3.76	1,490.76	5.08
<b>Total Other Income</b>	<b>140.61</b>	<b>3.76</b>	<b>1,490.76</b>	<b>5.08</b>
<b>Net Other Income</b>	<b>140.61</b>	<b>3.76</b>	<b>1,490.76</b>	<b>5.08</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,877.01	103.76	30,835.14	105.08
Total Expense	2,572.59	68.85	38,273.05	130.43
Net Income	1,304.42	34.91	-7,437.91	-25.35