

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

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	2,174.56
Savings/Reserve Account	1.00
Money Market / Capital Reserve	9,570.71
AHA 5 Year CD	54,800.37
AHA HOA Board Checking	100.00
Total Cash	66,646.64
TOTAL ASSETS	66,646.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,329.36
Total Liabilities	3,329.36
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	7,438.20
Calculated Prior Years Retained Earnings	2,576.21
Total Capital	63,317.28
TOTAL LIABILITIES & CAPITAL	66,646.64

Income Statement

Welch Randall

Properties: Aberdeen - Murray Murray, UT 84123

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	4,274.15	99.63	29,584.85	99.61
Interest Income	2.10	0.05	13.30	0.04
Late Fee	13.75	0.32	102.75	0.35
Total Operating Income	4,290.00	100.00	29,700.90	100.00
Expense				
Aberdeen HOA				
AHA - Electricity	0.00	0.00	0.00	0.00
AHA - Grounds Clean Up	0.00	0.00	107.88	0.36
AHA - Insurance (Liability and Officers)	0.00	0.00	993.00	3.34
AHA - Landscape Service	4,790.00	111.66	11,249.00	37.87
AHA - Miscellaneous	0.00	0.00	2,105.50	7.09
AHA - Office Expense	137.75	3.21	238.25	0.80
AHA - Sprinkler System	0.00	0.00	1,839.00	6.19
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	735.00	2.47
AHA - Water	0.00	0.00	0.00	0.00
AHA- Security System	0.00	0.00	525.84	1.77
AHA- Water, Electricity & Storm Water	636.92	14.85	2,175.90	7.33
Total Aberdeen HOA	5,564.67	129.71	19,969.37	67.23
Property Management				
Management Fee	480.00	11.19	3,360.00	11.31
Total Property Management	480.00	11.19	3,360.00	11.31
Total Operating Expense	6,044.67	140.90	23,329.37	78.55
NOI - Net Operating Income	-1,754.67	-40.90	6,371.53	21.45
Other Income & Expense				
Other Income				
Interest on Bank Accounts	158.50	3.69	1,066.67	3.59
Total Other Income	158.50	3.69	1,066.67	3.59

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	158.50	3.69	1,066.67	3.59
Total Income	4,448.50	103.69	30,767.57	103.59
Total Expense	6,044.67	140.90	23,329.37	78.55
Net Income	-1,596.17	-37.21	7,438.20	25.04