

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,372.73
Savings/Reserve Account	1.00
Money Market / Capital Reserve	8,421.42
AHA 5 Year CD	55,093.84
AHA HOA Board Checking	100.00
Total Cash	70,988.99
TOTAL ASSETS	70,988.99
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,516.79
Total Liabilities	3,516.79
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	11,593.12
Calculated Prior Years Retained Earnings	2,576.21
Total Capital	67,472.20
TOTAL LIABILITIES & CAPITAL	70,988.99

Income Statement

Welch Randall

Properties: Aberdeen - Murray Murray, UT 84123

As of: Sep 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	4,396.65	100.00	39,261.50	99.46
Interest Income	0.00	0.00	28.60	0.07
NSF Fees Collected	0.00	0.00	40.00	0.10
Late Fee	0.00	0.00	144.50	0.37
Total Operating Income	4,396.65	100.00	39,474.60	100.00
Expense				
Aberdeen HOA				
AHA - Capital Reserve	0.00	0.00	2,105.50	5.33
AHA - Electricity	0.00	0.00	0.00	0.00
AHA - Grounds Clean Up	164.12	3.73	272.00	0.69
AHA - Insurance (Liability and Officers)	0.00	0.00	993.00	2.52
AHA - Landscape Service	0.00	0.00	12,918.00	32.72
AHA - Miscellaneous	0.00	0.00	0.00	0.00
AHA - Office Expense	11.25	0.26	237.50	0.60
AHA - Sprinkler System	0.00	0.00	2,323.00	5.88
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	735.00	1.86
AHA - Water	0.00	0.00	0.00	0.00
AHA- Security System	0.00	0.00	525.84	1.33
AHA- Water, Electricity & Storm Water	1,459.01	33.18	4,826.61	12.23
Total Aberdeen HOA	1,634.38	37.17	24,936.45	63.17
Property Management				
Management Fee	480.00	10.92	4,320.00	10.94
Total Property Management	480.00	10.92	4,320.00	10.94
Total Operating Expense	2,114.38	48.09	29,256.45	74.11
NOI - Net Operating Income	2,282.27	51.91	10,218.15	25.89
Other Income & Expense				
Other Income				
Interest on Bank	151.56	3.45	1,374.97	3.48

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	151.56	3.45	1,374.97	3.48
Net Other Income	151.56	3.45	1,374.97	3.48
Total Income	4,548.21	103.45	40,849.57	103.48
Total Expense	2,114.38	48.09	29,256.45	74.11
Net Income	2,433.83	55.36	11,593.12	29.37