

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,019.21
Savings/Reserve Account	1.00
Money Market / Capital Reserve	23,509.86
AHA 5 Year CD	56,126.05
AHA HOA Board Checking	100.00
Total Cash	86,756.12
TOTAL ASSETS	86,756.12
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,491.74
Total Liabilities	2,491.74
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	13,933.31
Calculated Prior Years Retained Earnings	17,028.20
Total Capital	84,264.38
TOTAL LIABILITIES & CAPITAL	86,756.12

Income Statement

Welch Randall

Properties: Aberdeen - Murray Murray, UT 84123

As of: Apr 2026

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	4,571.15	100.00	19,105.05	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,571.15	100.00	19,105.05	100.00
Expense				
Aberdeen HOA				
AHA - Landscape Service	0.00	0.00	2,153.00	11.27
AHA - Office Expense	0.00	0.00	251.25	1.32
AHA - Snow Plow	0.00	0.00	70.00	0.37
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	762.00	3.99
AHA- Security System	0.00	0.00	0.00	0.00
AHA- Water, Electricity & Storm Water	166.46	3.64	666.14	3.49
Total Aberdeen HOA	166.46	3.64	3,902.39	20.43
Property Management				
Management Fee	480.00	10.50	1,920.00	10.05
Total Property Management	480.00	10.50	1,920.00	10.05
Total Operating Expense	646.46	14.14	5,822.39	30.48
NOI - Net Operating Income	3,924.69	85.86	13,282.66	69.52
Other Income & Expense				
Other Income				
Interest on Bank Accounts	166.39	3.64	650.65	3.41
Total Other Income	166.39	3.64	650.65	3.41
Net Other Income	166.39	3.64	650.65	3.41
Total Income	4,737.54	103.64	19,755.70	103.41
Total Expense	646.46	14.14	5,822.39	30.48
Net Income	4,091.08	89.50	13,933.31	72.93