

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	5,653.93
Savings/Reserve Account	1.00
Money Market / Capital Reserve	25,634.52
AHA 5 Year CD	56,733.74
AHA HOA Board Checking	100.00
Total Cash	88,123.19
TOTAL ASSETS	88,123.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,164.53
Total Liabilities	3,164.53
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	14,627.59
Calculated Prior Years Retained Earnings	17,028.20
Total Capital	84,958.66
TOTAL LIABILITIES & CAPITAL	88,123.19

Income Statement

Welch Randall LLC

Properties: Aberdeen - Murray Murray, UT 84123

As of: Aug 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	5,063.85	99.38	38,470.00	99.92
Interest Income	10.11	0.20	10.11	0.03
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	21.25	0.42	21.25	0.06
Total Operating Income	5,095.21	100.00	38,501.36	100.00
Expense				
Aberdeen HOA				
AHA - Capital Reserve	0.00	0.00	0.00	0.00
AHA - Grounds Clean Up	0.00	0.00	0.00	0.00
AHA - Insurance (Liability and Officers)	0.00	0.00	1,000.00	2.60
AHA - Landscape Service	3,073.00	60.31	12,417.00	32.25
AHA - Office Expense	-12.00	-0.24	364.50	0.95
AHA - Snow Plow	0.00	0.00	70.00	0.18
AHA - Sprinkler System	2,227.00	43.71	2,974.50	7.73
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	762.00	1.98
AHA- Security System	0.00	0.00	0.00	0.00
AHA- Water, Electricity & Storm Water	1,109.28	21.77	3,788.77	9.84
Total Aberdeen HOA	6,397.28	125.55	21,376.77	55.52
Monthly Appfolio E-Check Coverage Fee	40.00	0.79	40.00	0.10
Property Management				
Management Fee	480.00	9.42	3,840.00	9.97
Total Property Management	480.00	9.42	3,840.00	9.97
Total Operating Expense	6,917.28	135.76	25,256.77	65.60
NOI - Net Operating Income	-1,822.07	-35.76	13,244.59	34.40
Other Income & Expense				
Other Income				
Interest on Bank	185.08	3.63	1,383.00	3.59

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	185.08	3.63	1,383.00	3.59
Net Other Income	185.08	3.63	1,383.00	3.59
Total Income	5,280.29	103.63	39,884.36	103.59
Total Expense	6,917.28	135.76	25,256.77	65.60
Net Income	-1,636.99	-32.13	14,627.59	37.99